

The Visalia General Plan's

LAND USE ELEMENT POLICY SUMMARY

June 1996

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The following are the Goals, Objectives and Policies of the Land Use Element adopted by Resolution No. 91-106 on September 3, 1991. This document includes amendments through June 17, 1996. Resolutions amending this element are included at the end of this document.

CHAPTER 3: GOALS, OBJECTIVES & POLICIES

This chapter presents goals, objectives and implementing policies for the Land Use Element. The objectives and policies to be used in meeting these goals are grouped in subjects under each goal, relating to particular resources, facilities and programs. The purpose of the goals, objectives, and policies is to provide guidelines by which to consider public and private development proposals; to help in determining future capital improvement and services budgets; and to provide a "road map" for future City growth.

These goals, objectives and implementing policies were developed from the community values inventory conducted with the 2020 Steering Committee and were reviewed in detail by the Visalia City Planning Commission during its Land Use Element study sessions which were conducted between June of 1989 and January 1990 and the City Council during its study sessions between September 1990 and April 1991, as well as the public hearings conducted by each of these groups.

These goals, objectives and implementing policies are the foundation of the Land Use Element. They provide the basis upon which the land use map is developed and the land use map should be considered a graphical illustration of these policies. These policies have been developed to provide a clear basis for decision making on land use and community development issues. However, they are also designed to provide adequate flexibility in their implementation to ensure that the ultimate goals and objectives of the Element can be achieved.

GOAL 1: PRESERVE AND ENHANCE VISALIA'S UNIQUE CHARACTER.

1.1 COMMUNITY IDENTITY

Objectives

- A. Maintain and enhance Visalia's physical diversity, visual qualities and small-town characteristics.
- B. Strive to keep Visalia separate and distinct from nearby communities.
- C. Maintain the Core Area (Mooney Blvd. to Ben Maddox Way and Houston Ave. to Tulare Ave.) as the City's geographic center.
- D. Maintain the Central Business District (CBD) (Conyer St. to Tipton and Murray St. to Mineral King Ave. including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, government, and cultural center. New uses and services should be directed to the CBD to the extent practicable.

Implementing Policies

- 1.1.1 Promote the development and implementation of special districts and master plan areas like the Medical District Master Plan, historic preservation district and redevelopment project areas, within the Core Area to preserve and enhance the historic prominence and integrity of this area.

Enhance and preserve the unique character of the Central Business District through development and adoption of a specific plan for the Core Area and Central Business District which shall include, at a minimum:

- 1. Development of master plans for sub areas of the Core Area.
- 2. Provisions for expansion of the Historic Preservation District in the Central Business District.
- 3. Architectural guidelines and standards to ensure that new construction and improvements to existing buildings reinforce the architectural character of the area.
- 4. Designation of areas for public parking.
- 5. Open space areas, including public plazas and restoration of Mill Creek.

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6. Standards for landscaping and setbacks.
7. A financing mechanism for integrated public improvements.
- 1.1.2 Emphasize pedestrian amenities in the Core Area including landscaped open space areas, street furniture, lighting, and signage.
- 1.1.3 Restore and enhance Mill Creek through the CBD.
- 1.1.4 Work with utilities and transportation companies to landscape power line and railroad right-of-ways throughout the community and to underground utilities and abandoned railroad spurs where possible.
- 1.1.5 Develop land use and site design measures for areas adjacent to high-voltage power facilities.
- 1.1.6 Develop a CBD land use designation and assign zoning districts using the 1980 Downtown Framework Plan, redevelopment plans and historic district plans.
- 1.1.7 Preserve established and distinctive neighborhoods throughout the City.
- 1.1.8 Encourage comprehensively planned new residential development in or near the downtown, including single family, multi family and housing for special populations.
- 1.1.9 Promote development of the Core Area and Community Centers with commercial services, public facilities (schools, community parks), offices and employment to serve as activity centers and to minimize vehicle miles traveled.
- 1.1.10 Develop a City-wide street tree and landscape master plan to delineate neighborhoods, master and specific plan areas.
- 1.1.11 Develop scenic entryways (gateways) and roadway corridors into the City through special setback and landscape standards, open space and park development, and/or land use designations. Gateways and entryways to be considered should include:

Gateways:

North:

Ave. 320/Road 80
Ave. 320/Shirk
Ave. 320/Akers
St. John's River/Demaree

South:

Ave. 272/Demaree
Ave. 264/Mooney
Ave. 272/Ben Maddox Way
Ave. 272/Lovers Lane

St. John's River/Mooney
St. John's River/Dinuba Hwy.
Parkway/Ben Maddox Way

East:

SH 216 (Houston)/Road 160
SH 198/Road 152
Caldwell/Parkway

West:

SH 99/Ave. 308
SH 99/SH 198
SH 99/Caldwell
SH 99/Ave. 264

Corridors:

East - West:

Riggin (Road 68 to Shirk)
SH 198 (SH 99 to Demaree and
McAuliff to Road 152)
Caldwell (SH 99 to Demaree and
Divisadero to Road 152)
Ave. 272 (Akers to Road 152)

North-South:

Plaza Dr. (Ave. 320 to Walnut)
Akers (St. John's River to Goshen &
Walnut to Packwood Creek)
Demaree (St. John's River to Houston
and Caldwell to Ave. 272)
Mooney (St. John's River to Houston
and Packwood Creek to Mooney
Grove Park)
Ben Maddox Way (Walnut to Ave. 272)
McAuliff (Parkway to Ave. 272)

To facilitate development of recreational communities in the southeast and northeast portions of the community. Consideration shall be given for provisions of a golf course and master planned development in the southeast between Santa Fe, Lovers Lane, Caldwell and Avenue 272; and in the northeast between Road 152, the Parkway, Mill Creek and State Highway 198. Specific land use designation and extension of urban improvement boundary shall be subject to review and approval of a specific plan for such developments and shall be subject to additional environmental review.

A low density development may be permitted on the northeast corner of Shirk Road and State Highway 198 subject to approval of a specific plan, which preserves and enhances the scenic qualities of the State Highway 198 scenic corridor. Such development shall include a minimum 600-foot permanent conservation area along the State Highway 198 frontage which includes trees, is of an agricultural character and visually screens any development to the north.

- 1.1.12 Develop special lighting, landscaping, signage, and land form treatments for the Visalia Parkway as a common design element.

- 1.1.13 Utilize schools, parks and community facilities as central activity places for residential neighborhoods.
- 1.1.14 Update the zoning ordinance and other regulatory measures to implement the neighborhood and community design goals of this element.
- 1.1.15 Develop zoning ordinance requirements to provide for parking lot shading through tree plantings to avoid "heat islands", promote energy conservation.
- 1.1.16 Minimize visual impact of development through various design techniques such as building orientation, and landscaping depth and density.

Improve parking lot landscaping standards to minimize the visual impact of large expanses of asphalt and structural form, to enhance and promote natural characteristics compatible with urban form and to minimize heat gain.
- 1.1.17 Encourage better site design by retaining native trees as landscape elements and for shading.
- 1.1.18 Develop scenic corridor and gateway guidelines that will maintain the agricultural character of Visalia at its urban fringe.

GOAL 2: IMPROVE THE QUALITY OF AIR, LAND, WATER AND PLANT AND ANIMAL LIFE IN THE VISALIA PLANNING AREA.

2.1 PRESERVATION OF NATURAL FEATURES

Objective

- A. Preserve and enhance natural and rural features such as waterways, Valley Oaks, and agriculture as significant assets and community resources.

Implementing Policies

- 2.1.1 Preserve selected waterways as identified in the Conservation, Open Space, Recreation & Parks Element for flood protection, irrigation water

conveyance, riparian habitat, and open space, where possible, for active and passive outdoor recreation.

- 2.1.2 Enhance views and public access to planning area waterways and other significant features such as Valley Oak groves consistent with flood protection, irrigation water conveyance, habitat preservation and recreation planning policies.
- 2.1.3 Expand the Conservation, Open Space, Recreation & Parks Element to incorporate the entire urban area proposed by the Land Use Element update, and implement its provisions.
- 2.1.4 Significant stands of Valley Oaks woodlands should be protected from further development. The oak woodland area south of Cameron Creek shall be designated "Conservation" and roadways shall be realigned in the area to avoid this property. In addition, revise implementation policies with the Conservation, Open Space, Recreation & parks Element to specifically include this property and provide for its restoration.
- 2.1.5 Develop an East Highway 198 Specific Plan for the east end of Highway 198 to enhance the scenic quality of the east entrance and corridor and balance the scenic qualities on both ends of Highway 198.
- 2.1.6 Encourage the incorporation of native trees in street and site landscaping designs where appropriate to preserve Visalia's character.
- 2.1.7 Utilize the Visalia planning area's natural and rural landscape elements and man-made features (major roadways, airport) as community edges to buffer dissimilar land uses and separate Visalia from its surrounding communities.

2.2 RESOURCE CONSERVATION

Objective

- A. Promote development and public resource management practices which will result in resource conservation.

Implementing Policies

- 2.2.1 Require new developments to incorporate flood water detention basins into project designs where consistent with the Storm Drainage Master Plan. Large basins shall serve as wetland habitat for extended periods where appropriate.

- 2.2.2 Require site specific archeological assessments at the time of filing of development plans for sites suspected of being archaeologically significant or of concern.
- 2.2.3 Promote the preservation of cultural resources consistent with the policies and goals of the Conservation, Open Space, Recreation and Parks Element, Housing Element, and the Historic Preservation Element.
- 2.2.4 A management plan shall be prepared for areas designated as Conservation and the Regional Park in order to take advantage of opportunities for habitat enhancement, urban forest development and resource conservation.
- 2.2.5 Promote solid waste recycling to conserve limited natural resources.
- 2.2.6 Develop guidelines for hazardous wastes disposal through the Hazardous Waste Management Element.
- 2.2.7 Develop incentive programs for developments that demonstrate sound energy conservation design and/or construction.
- 2.2.8 Encourage public and private development of alternative energy sources to reduce reliance on conventional electrical and petroleum sources.
- 2.2.9 Require new development projects to set aside appropriate lands to preserve habitat of sensitive plant and animal species known to occur on the site.
- 2.2.10 Prior to issuance of a building permit for property undergoing a change of use, the City shall require submission of a Phase I environmental site assessment which documents past uses of the property and addresses the environmental condition of the site, if it is deemed necessary by the City Engineer.

2.3 IMPROVE THE QUALITY OF AIR IN THE CITY OF VISALIA AND ITS AIR BASIN

Objective

- A. Promote development and resource management practices which will enhance air quality.

Implementing Policies

- 2.3.1 Coordinate with the Tulare County Agricultural Commissioner's Office, TCAPCD and CARB to determine the health risk impacts of aerial spraying and to determine the need and feasibility of buffer zones.
- 2.3.2 Encourage projects which incorporate mixed land uses.
- 2.3.3 Locate transit facilities near areas of high employment density and high housing density to facilitate access and reduce vehicle work trips.
- 2.3.4 Encourage a balance between jobs and a good mix of dwelling units within each quadrant of the community to minimize vehicle miles traveled.
- 2.3.5 Promote a distribution of land uses which minimizes air pollutant emissions.
- 2.3.6 Coordinate with the TCAPCD to develop Significance Thresholds and evaluation procedures to assess the air quality impacts of specific development projects.
- 2.3.7 Coordinate with the Tulare County Air Pollution Control District (TCAPCD) to develop a trip reduction ordinance to implement the California Clean Air Act.
- 2.3.8 Encourage establishments to offer employee and customer incentives to utilize pedestrian and bicycle modes of transportation.
- 2.3.9 Discourage the provision of drive-through facilities which increase the idling of car engines and resulting carbon monoxide concentrations.
- 2.3.10 Encourage large employment centers such as business parks to provide on-site services including, but not limited to, day care, food service, banking and recreation facilities, to reduce the number of necessary vehicle trips during the work day.
- 2.3.11 Continue to work in conjunction with State and Local air quality management agencies and groups to put in place additional Transportation Control Measures (TCMs) which will reduce vehicle travel and improve air quality. The following measures should be pursued:
 - a) Alternative modes of commuting in order to reduce travel.
 - b) Development of a program in conjunction with the Circulation Element Update to increase the use of transit. Investigate the

feasibility of providing shopper oriented shuttle service for the Mooney Boulevard corridor.

- c) An incentive program to employers with over 10 employees to provide incentives to employees to use transit rideshare programs. As a major employer, the City of Visalia shall take the lead in such a program.

2.3.12 Promote use of alternative transportation modes such as bicycle, pedestrian and mass transit.

2.3.13 Require adequate bicycle facilities such as bike racks, bike lanes, where applicable, for development proposals.

2.3.14 Facilities which result in high peak traffic volumes and CO "hot spots" or result in unhealthful toxic air emissions should not be located in the vicinity of land uses associated with sensitive receptors. A determination of "unhealthful", "Vicinity" and "Sensitive Receptors" should be performed by the Tulare County Air Pollution Control District.

2.3.15 The City of Visalia will support air quality planning efforts in the San Joaquin Valley Air Basin by supporting the San Joaquin Valley Air Quality Attainment Plan and working with the Tulare County Air Pollution Control District to implement measures to reduce emissions from direct and indirect pollution sources.

2.4 ENHANCE WATER QUALITY AND CONSERVE WATER RESOURCES

Objective

- A. Promote development and resource management practices which enhance water quality and minimizes the impact of development on scarce water resources.

Implementing Policies

2.4.1 Conserve water through the City's Water Conservation Program. Create groundwater recharge basins as identified in the Storm Drainage Master Plan to reduce overdraft conditions.

2.4.2 Development shall not occur unless water supplies are available to adequately serve the project. This shall be determined at the time of annexation.

2.4.3 The City shall require water meters for new residential development.

- 2.4.4 The City should investigate a program of water meter retrofit on any unmetered development. The City shall require the installation of water meters where existing water service improvements make such installation cost effective (e.g., existing meter box and hookup).
- 2.4.5 Control urban and storm water runoff, and point and non-point discharge of pollutants. Develop guidelines for control of pollutants from drainage and storm water runoff to protect conservation areas, park lands and waterways from contamination.
- 2.4.6 The City should consider participation in the commission of a study to determine the safe yield of the locally affected groundwater reservoir and adopt policies accordingly.

2.5 ENVIRONMENTAL COORDINATION AND ADMINISTRATION

Objective

- A. Develop an effective environmental compliance administrative system.

Implementing Policies

- 2.5.1 Update the City's CEQA review process including development and implementation of a mitigation measures monitoring and reporting checklist for development projects.
- 2.5.2 Promote the development of programs which serve to ensure compliance with the environmental goals, objectives and policies of the City's CEQA guidelines and the General Plan.

GOAL 3: DIVERSIFY AND IMPROVE THE VISALIA PLANNING AREA'S ECONOMY

3.1 EMPLOYMENT & POPULATION GROWTH

Objectives

- A. Maintain Visalia's role as the regional commercial and industrial center for Tulare, Kings and southern Fresno counties.

- B. Promote diversity in Visalia's economic base to increase the stability of jobs and fiscal revenues.
- C. Enhance the City's sales tax revenues by maintaining and improving Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community.
- D. Maintain a circulation system which is consistent with the Land Use Element and Map.

Implementing Policies

- 3.1.1 Continue to coordinate City planning activities, economic development and activities of regional significance with Tulare County.
- 3.1.2 Develop a review process to assess environmental, transportation, energy, and economic impacts of proposed large-scale economic development on Visalia.
- 3.1.3 Accommodate a variety of industrial and commercial activities.
- 3.1.4 Annually monitor the adequacy of City economic development efforts and effects of economic activity on the Visalia planning area.
- 3.1.5 Encourage new and existing business and industry that will employ Visalians.
- 3.1.6 Use redevelopment to implement community development goals and objectives.
- 3.1.7 Encourage the California Department of Transportation to provide additional signage to the City of Visalia and its businesses from State Highways.

3.2 VISITOR AND CONFERENCE ACTIVITIES

Objective

- A. Encourage tourism and conference activities as part of Visalia's economic base.

Implementing Policies

- 3.2.1 Continue to work with the Chamber of Commerce, Tulare County, and other organizations to promote tourism in Visalia.

- 3.2.2 Ensure high-quality highway commercial development at State Highway 198 and Plaza Drive in conjunction with a Business Research Park through enforcement of the West Visalia Specific Plan's design and development standards. These land uses shall be master planned and developed in conformity with the West Visalia Specific Plan.
- 3.2.3 Develop a master plan for the Central Business District around the Convention Center which encourages activities in the CBD, resolves existing parking deficiencies and provides for conversion of existing service commercial areas to retail, office and restaurant uses.

3.3 EDUCATION

Objective

- A. Encourage and support the continued development of post-secondary educational facilities in Visalia.

Implementing Policies

- 3.3.1 Encourage and support COS as a major education and employment center, including continued development of California State University, Fresno's COS satellite campus.
- 3.3.2 Promote the location and development of vocational and trade schools in Visalia.
- 3.3.3 Consider location of a four-year college or university in Tulare County in the Visalia Urban Area. Such consideration should include mitigation of identified adverse environmental impacts and preservation of community identity.
- 3.3.4 Promote educational (VUSD, COS and future four-year college) curriculum to increase graduate retention in the planning area.
- 3.3.5 The City of Visalia considers it important to train and retrain workers for entry into industrial jobs and will participate with the County of Tulare, the Chamber of Commerce, the Visalia Unified School District, the College of Sequoias, the Private Industry Council and other community organizations to encourage local training programs.

3.4 AGRICULTURE-RELATED BUSINESSES

Objective

- A. Maintain and encourage agriculture-related businesses in appropriate areas of Visalia.

Implementing Policies

- 3.4.1 Recognize the importance of agriculture-related business to the City and region and support the continuation of agriculture and ag-related enterprises in and around Visalia.
- 3.4.2 Encourage compatible agriculture-related businesses to expand or relocate in appropriate areas of Visalia and/or Tulare County.
- 3.4.3 Encourage incompatible agricultural operations currently located in the City to relocate to compatible locations in the County.

3.5 COMMERCIAL LAND DEVELOPMENT AND LAND USE

Objectives

- A. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties.
- B. Ensure the continued viability of Visalia's existing commercial areas.
- C. Promote comprehensively planned, concentric commercial areas to meet the needs of Visalia residents and its market area.
- D. Create and maintain a commercial land use classification system (including location and development criteria) which is responsive to the needs of shoppers, maximizing accessibility and minimizing trip length.
- E. Designate appropriate and sufficient commercial land for Visalia's needs to the year 2020 with appropriate phasing.

Implementing Policies

- 3.5.1 Ensure that future commercial development is concentrated in shopping districts and nodes to discourage expansion of new strip commercial development.

- 3.5.2 Ensure that commercial development in residential areas serves the needs of the area and includes site development standards which minimize negative impacts on abutting properties.
- 3.5.3 It shall be a priority of the City to develop the Ben Maddox corridor (Tulare to Houston) as an integral part of the community, including offices, commercial uses, and residences in a mixed-use development plan.
- 3.5.4 Designate land areas in 10-year increments for future commercial and office development. Commercial and office areas outside of the urban development boundary shall be designated for commercial or office "reserve". These areas are to be zoned for agriculture and may be rezoned for commercial use upon the following findings by the Planning Commission and City Council:
1. Property is necessary to meet the needs of the shopping public.
 2. Property is adequately served or will be adequately served by public facilities including streets, sewerage, police and fire protection, water supply, and other facilities.
 3. Properties located within the previous boundary are developed or do not provide the likelihood of being developed in a time-frame appropriate to meet the needs of the community.
 4. Properties are determined to provide a significant social and economic benefit to the community.
- 3.5.5 Designate Convenience Centers for personal and convenience goods and services for nearby residential areas. Such centers may be in new, in-fill, and/or consolidated existing strip commercial development and at a scale which is compatible with surrounding residences. Special site design standards shall be imposed on these facilities including high quality architecture, landscaping, signage and lighting to ensure that they are aesthetically pleasing.

Convenience Centers may be approved by a conditional use permit on one corner of arterial / collector intersections on sites of 3 acres or less, on no more than one corner of the intersection and at least at one-half mile intervals between neighborhood shopping centers. Where possible, such centers are to be developed as part of planned unit developments or master planned as part of a development.

- 3.5.6 Designate Neighborhood Centers for shopping centers with a major grocery store as an anchor and supporting businesses which serve the surrounding residential areas. Locations shall be at one corner of arterial intersections on sites of approximately 10 acres in area. Centers shall be located no closer than approximately one mile from other General Plan-designated neighborhood centers, from existing Grocery stores, or from General Plan-designated community centers.

The center's scale and site design must be compatible with the surrounding residential area with emphasis on access, circulation, parking, signage, noise, and landscaping. Where possible, these facilities should be planned and integrated into neighborhoods as part of a planned unit development.

In the event that competing applications are made for a neighborhood center at a designated intersection, only one application shall be approved for a period of time not to exceed 24 months. If the applicant does not perform as specified by the city Council, the Council may extend the original proposal or may declare the original proposal void. If, at some future date, an application for development of a corner designated for neighborhood commercial development has not been filed and the Commission and Council find that the needs of the neighborhood are not being provided, the exclusive designation on one corner may be reviewed to consider designation of an alternative corner.

(Revised 6/17/96 - Resolution No. 96-66)

- 3.5.7 Shopping/Office Centers for a range of neighborhood and community-level commercial and office uses. Consists of areas previously designated for local retail (C-2.5), neighborhood, community and regional commercial uses. Generally characterized as strip or linear in nature and serving a non-regional market area. General locations are:

1. Dinuba Highway, between Ferguson and Houston.
2. East side of Ben Maddox Way, between Main Street and Houston.
3. Murray Street corridor between Divisadero to Conyer.
4. Houston corridor, between Divisadero and Turner.

5. Noble Avenue corridor between Ben Maddox and Pinkham. Also, land locked or infill parcels may be added to this designation when they are merged with adjacent properties to obtain Noble Avenue frontage.
6. Mineral King Plaza (south of SH 198 between Linwood and Chinowth).
7. Cain Street and Goshen Avenue.
8. Other locations that may be found to be appropriate by the City Council and in conformity with the intent of the Land Use District.

3.5.8 Develop Community Centers for community-scale shopping with a wide range of commercial goods and services. Uses in the Community Centers shall be of community-, neighborhood-, or convenience-level draw only. No uses which are primarily of a regional draw or uses which would compete with Core Area uses shall be permitted. Locations shall be limited to arterial intersections which have connections to freeway access and adequate north-south and east/west circulation. General locations for community centers are as follows:

1. Northeast, northwest or southeast corner of Riggin and Highway 63.
2. Demaree and Caldwell.
3. Lovers Lane between the Parkway and Caldwell. (Reserve)
4. Northeast corner of Demaree and Riggin. (Reserve)

Community Centers shall be developed as part of a Specific Plan for each of these areas. Each such Specific Plan shall designate the layout of improvements and land uses, development phasing and architectural standards. Specific phases or land uses which are found to be competitive with regional retail or Core Area land uses shall not be permitted or be designated for implementation in a time period which would conflict with other commercial and office development goals.

General guidelines for development shall be 20-30 acres of community-level retail and ancillary facilities, and up to 10 acres of Garden offices for each quadrant of the community served. Supporting facilities shall include up to 20 acres of multi-family residential development and a minimum of 20-30 acres for institutional facilities (churches, senior residential) facilities, to be integrated into Community Center commercial area with public art and open space. The precise

distribution of uses shall be determined at the time of development of a specific plan for the Community Center.

A new zone shall be created to facilitate the development of the Community Center commercial area to ensure compatibility with the adjacent neighborhood and to ensure that the center does not conflict with regional retail or core area development objectives.

Intersections at Community Centers shall be developed with high landscaping, setback, and architectural standards to minimize negative impacts on the surrounding neighborhood.

3.5.9 Preserve and enhance the Central Business District (CBD) (Conyer St. to Tipton and Mineral King Ave. to Murray including the Locust-Court corridor to the Lincoln Oval Park area) as Visalia's historic medical and professional services center. Promote retail commercial, specialty retail, professional/administrative office, public and community facilities and urban residential uses. Designate the Locust and Court corridor between Murray and Race for office conversions to provide for a functional connection between the Oval area and the Downtown. Maintain the downtown as the geographic center of the community.

3.5.10 Designate Regional land uses for large-scale retail commercial uses with limited office uses to serve local residents and shoppers from outside of the community on integrated sites along:

1. Mooney Boulevard between SH 198 and Midvalley.
2. South of Caldwell Avenue, east of Mooney Boulevard.
3. The area south of Caldwell and between Divisadero, Giddings and Packwood Creek.
4. SH 198 between Campus, Demaree and County Center.
5. Dorothea Street to Whitendale east of Woodland.

Areas 3 and 5 shall be designated for regional retail, only based on a submitted and approved master plan or specific plan if it is demonstrated that the properties will function as one unit and to accommodate regional- or community-scale uses.

Master plans shall be developed for the Mooney Boulevard corridor between SH 198 and Liberty which indicate the right of way and location of planned collector, arterial and local roadways necessary to service the commercial area; public facilities; mix of land uses, indicating

locations for professional office uses, retail uses, and other appropriate uses; and a conceptual site layout for major development sites.

New regional commercial areas shall be designated south of the Packwood Creek alignment at Mooney to Midvalley. These areas shall be designated as Regional Retail Reserve and zoned for Agriculture prior to their inclusion in the Urban Development Boundary (10-year development boundary). It shall be the policy of the City of Visalia that these areas not be permitted to be further subdivided or be parcelized from their existing acreage to an extent that would jeopardize their use as regional retail. A specific plan for their development shall be approved prior to redesignation in accordance with the findings of this policy. These areas may be redesignated for regional retail upon the following findings:

1. Mooney Boulevard Redevelopment Project area reaches 80% of total gross leasable area development capacity (an additional 500,000 sq. ft.) or after the year 2000, whichever occurs first.
2. The uses and tenants proposed for the area will substantially further the community's goal of providing high-level regional retail goods and services.
3. That there is sufficient roadway capacity and adequate public facilities and infrastructure to accommodate the proposed development.
4. That a Specific Plan for the South Caldwell area has been prepared and adopted, and that the proposed development is in conformity with such plan.
5. A market study has been prepared which demonstrates the need for such facilities and that there will not be a significant long term deterioration in the viability of Visalia's existing commercial areas.

The regional retail zone classification shall be amended to provide for permitted and conditional uses which are of a regional draw only. Uses which are not exclusively of a regional draw may be allowed where a finding is made that such uses are ancillary or associated with the regional uses. Uses of a neighborhood- or convenience-level draw only shall not be permitted.

- 3.5.11 Maximize regional commercial uses along Mooney Boulevard from SH 198 to Packwood Creek.

- 3.5.12 Encourage Tulare County to prohibit expansion of new commercial development in unincorporated areas of the Urban Area Boundary.
- 3.5.13 Maintain and periodically update market and location criteria for a Regional Shopping Mall which consists of an 80 to 100-acre site with two or more full-line department stores (500,000 to 1,000,000 GLA). This designation is not illustrated on the Land Use Element Map, although sufficient contiguous lands are indicated in selected areas. City review of Regional Shopping Mall proposals will be considered when the following criteria are met:

1. A factual determination is made that existing regional facilities are not adequate or cannot be made to be adequate to serve the future regional retailing needs of the community for the foreseeable future.
2. A finding is made that the development of such a facility is necessary to maintain the community's role as a regional retail center.

Upon the findings above, a site may be designated which is in conformity with the following minimum site location factors:

1. Access to a State Highway or Freeway with additional access from at least two arterials.
2. Adequate site area for the Regional Shopping Center (60 to 80) acres, with additional 60 to 80 acres for ancillary development.
3. Adequacy of roadway capacity and public facilities to service the proposed Center.
4. Site is serviced by public transit.
5. Site does not conflict with the safe and efficient operation of the Visalia Municipal Airport.

- 3.5.14 In order to provide for integration of convenience level and neighborhood level commercial uses into neighborhoods, require design measures which encourage pedestrian traffic, and de-emphasize use of walls as buffers which create barriers to pedestrian access and which are not visually pleasing.

- 3.5.15 Community and regional level commercial shall be master planned to provide for compatibility with surrounding residential (multi-family as well as single-family). The use of buffering land uses, such as office

uses between residential and high intensity commercial should be considered. Require design concepts which encourage pedestrian access to and within these developments to reduce traffic-related conflicts.

- 3.5.16 Highway Commercial areas are to be designated at a limited number of highly visible freeway accessible locations for tourists' and travelers' uses. Limited, high quality highway commercial uses shall be integrated into the Business Research Park area at the Plaza/ SH 198 intersection.

Development in this area shall be in compliance with the goals, policies and development standards of the West Visalia Specific Plan to promote protection of the aesthetic qualities of the SH 198 scenic corridor and to ensure high-quality design.

- 3.5.17 Designate Service commercial areas for mix of wholesale and heavy commercial uses and services which are not suited to other commercial areas. General locations are:

- A. Noble from Goddard to Lovers Lane.
- B. Roosevelt east of Santa Fe.
- C. East Main extension.
- D. Cain Street between Houston and Main Street.

- 3.5.18 The depth of commercial development along the Mooney Boulevard commercial corridor, Ben Maddox Way (from Tulare to Houston Avenues,) and North Dinuba Boulevard commercial corridor may be extended on a case by case basis if the extension increases the feasibility of commercial development and the proposed action will not create land use conflicts or reduce viability of adjacent residential properties. The Planning Commission shall determine precise boundaries for each zone classification consistent with the goals, objectives and policies of the General Plan.

(Revised 5/3/93 - Resolution No. 93-44B)

3.6 OFFICE LAND DEVELOPMENT AND LAND USE

Objectives

- A. Provide adequate area for office developments in areas where they can be effectively integrated into surrounding areas.

- B. Designate, where appropriate, areas for conversion of older historic structures to office uses.
- C. Provide for large-scale office developments in the community at locations which provide close-in employment opportunities.
- D. Maintain the circulation system to support the desired distribution of commercial, residential, industrial and employment centers.
- E. Strengthen the Core Area as the primary area for professional office development.

Implementing Policies

- 3.6.1 Designate an Historic Preservation Conversion zone district to preserve distinctive structures and areas proposed for office conversion in the Core Area where adequate parking can be provided. The areas are to include between Giddings and Hall from Main to 1/2 block north of Center, the area from Murray to Race Street along Locust and Court, the north side of Murray between Stevenson to Locust Avenue and the north side of west Main Street between Sunset and Green Acres. Additional consideration shall also be given to the area fronting on Noble Avenue between West and Conyer upon its addition to the Historic Preservation District. An overlay zone shall be developed for this area to address parking common access, streetscaping and architectural design.
- 3.6.2 Develop a Garden Office zone district to apply to 10-acre areas adjacent to Community Centers. Additional garden office developments shall be designated along the north side of the SH 198 corridor between Akers Road and County Center Drive to provide a use compatible with the conversion of the SH 198 to full freeway status and other locations found to be in compliance with the General Plan by the City Council, upon recommendation of the Planning Commission. Such zone districts shall provide for only limited medical offices when they are not adjacent to hospitals.
- 3.6.3 Develop a Business & Research Park Center zone district to accommodate large-scale business and research activities in campus-type master planned developments at five locations:
 - 1. Plaza Drive north of SH 198 in conjunction with limited, high quality highway commercial uses.
 - 2. West side of Ben Maddox between Center Street, Burke and Douglas in conjunction with a mixed use Specific Plan for the Ben

Maddox corridor. Such specific plan shall include the area bounded by Center Street, Houston Avenue, Cain Street and Burke Street.

3. Northeast and northwest corners of Ben Maddox and Tulare.
4. State Highway 198 and east Parkway (McAuliff) intersection. (Reserve)
5. East side of Shirk Road between Riggin Avenue and Goshen Avenue.

The zone shall establish minimum lot sizes ranging from one acre to ten acres as may be appropriate for these selected areas and specify special landscaping and architectural standards.

(Revised 5/3/93 - Resolution No. 93-44E, 1/17/94 - Resolution No. 94-06 and 94-24, 11/21/94 - Resolution No. 94-173)

3.7 INDUSTRIAL LAND DEVELOPMENT AND LAND USE

Objectives

- A. Encourage the location of new industries that do not generate substantial amounts of pollutant emissions, impacts on air quality, or other natural resources.
- B. Ensure compatibility between industrial lands and adjacent dissimilar land uses.
- C. Retain and strengthen the City's role as a regional manufacturing center in the Southern Central San Joaquin Valley.

Implementing Policies

- 3.7.1 Designate appropriate and sufficient land for Visalia's industrial needs.
- 3.7.2 Direct industrial uses to and encourage expansion of the northwest industrial areas.
- 3.7.3 Prepare a Specific Plan for the northwest industrial area to provide for an adequate mix of parcel sizes, service commercial uses, commercial services, public facilities and infrastructure, open space, circulation alternative transit modes and parking.
- 3.7.4 Develop performance standards to supplement and augment design standards to minimize the negative impacts (glare, signage, noise, dust, traffic) associated with the establishment of new or expansion of existing

service commercial and industrial development. Design standards and measures should consider, at a minimum, building setbacks, buffering landscaping including plant material and plant density, and land forms including walls and fences.

- 3.7.5 Limited expansion of industries located outside the northwest industrial park may be permitted subject to an analysis of site area limitations, land use compatibility with surrounding land uses, environmental impacts, and economic factors. Buffering land uses should be used adjacent to existing or planned residential land uses adjacent to industrial designations. Such uses may include parks, drainage ponds, open space, or other such uses.
- 3.7.6 Assist, if requested, in the relocation of older, existing service commercial and industrial uses from the southeast and northeast to the northwest industrial area.
- 3.7.7 Preserve land designated for light and heavy industrial uses by limiting the intrusion of commercial or service commercial uses.
- 3.7.8 Continue to prohibit heavy industrial uses along SH 198.
- 3.7.9 Continue to prohibit industrial and service commercial uses along Mooney Blvd.
- 3.7.10 Ensure the efficient physical, economic and cultural assimilation of major new industries and employees into the community. An individual prospective industry should initially employ no more than 750 employees. Prospective industries which initially employ more than 750 employees may be approved through a conditional use permit. Approval of the Conditional use permit should be based on the following findings:
 - 1. Significant community social and economic benefit.
 - 2. Employment of existing unemployed or under employed City residents.
 - 3. Site location and land use compatibility.
 - 4. Existing or planned availability of housing in the community.
- 3.7.11 Develop and maintain Service Commercial areas in east Visalia and in the northwest industrial park in conformity with the Industrial Park Specific Plan.
- 3.7.12 Evaluate the Land Use Element on a five-year basis to ensure that there is an adequate inventory of available industrial land.

- 3.7.13 Reserve adequate sewage treatment plant capacity and sewerage capacity to meet the projected needs of industrial growth. Further, to ensure that this capacity is prudently used, the City shall encourage industries which have low-volume and low-strength discharges.
- 3.7.14 Develop zoning ordinance provisions to provide for the following industrial land uses:
1. Light Industry--Uses characterized by low intensity research and development, warehousing and limited manufacturing, and production, processing, assembling, packaging or treatment of food products from previously prepared materials.
 2. Heavy Industry--Uses characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials.
- 3.7.15 In order to ensure adequate supply and appropriate phasing of industrial land in the community, property located between Road 76 and Road 92 and north of Riggins shall be designated for Industrial Reserve.
- 3.7.16 In order to achieve a high-quality natural environment, it shall be the policy of the City to encourage industries which demonstrate minimum air quality and water quality impacts and to discourage air quality and water quality impacts, which cannot be offset.

GOAL 4: PROVIDE A VIABLE RANGE OF HOUSING ALTERNATIVES IN THE VISALIA PLANNING AREA

4.1 RESIDENTIAL LAND DEVELOPMENT AND LAND USE

Objectives

- A. Ensure adequate land area is available for future housing needs.
- B. Encourage efficient residential development.
- C. Encourage development of comprehensively planned, compact, well-integrated areas for single-family and multi-family residential development using schools, neighborhood parks, and open space conservation facilities as key planning components.

- D. Provide new residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demand throughout the community.
- E. Identify locations for multi-family developments which are accessible to major transportation routes, mass transit facilities, commercial areas, schools, and recreation facilities.
- F. Protect existing and proposed residential areas.

Implementing Policies

- 4.1.1 Designate residential land area which is adequate to meet the needs of the community over the next thirty years. Residential land in the last two 10-year growth areas shall be designated 'Reserve.' These Reserve areas are to be zoned Agriculture. Reserve areas may be redesignated and rezoned to the appropriate residential land use designation and zone if the following findings are made by the Planning Commission and the City Council:
 - 1. Additional land is necessary to meet the residential land development needs in order to maintain a supply of zoned residential land equal to 130 percent of the total acreage necessary to accommodate total planning area residents projected to the succeeding ten years.
 - 2. The additional land is either adequately served or can be served by planned and programmed public facilities including streets, sanitary sewer, water, police/fire protection, and other urban services and facilities.
 - 3. Land within the existing 10-year growth area is either developed or can not be developed in a time-frame appropriate to meet the needs of the community.
 - 4. Additional land is determined to provide a significant social and economic benefit to the community.
 - 5. Infill has been achieved in the interior of the community consistent with Policy 6.2.3 (5).
- 4.1.2 Encourage the use of site development techniques which ensure that a good mix of housing types is provided through such methods as inclusion of duplexes in low density areas where they can be made to be compatible with surrounding development.

4.1.3 Encourage planned unit residential developments according to the following criteria.

1. The minimum site area for a planned unit development which includes a Convenience Center or a Neighborhood Center shall be 20 acres. Sites less than 20 acres may be considered upon recommendation of the Planning Commission.
2. The minimum site area for a planned residential development shall be one acre. Parcels smaller than one acre may be considered if there are unique site circumstances related to shape, natural features, location,
3. Common usable open space, exclusive of right-of-way and required setbacks, shall be encouraged to the greatest extent possible for recreation and open space purposes.
4. Existing natural features such as Valley Oak trees and community waterways shall be preserved and enhanced consistent with the Conservation, Open Space, Parks and Recreation Element.
5. Density shall not exceed the underlying zoning provisions. Density increases may be granted in accordance with the Zoning Ordinance such as density bonuses or for infill projects, or for affordable housing.

4.1.4 In order to encourage infilling and the use of existing vacant subdivision lots, the City shall develop flexible design standards which meet the intent of the General Plan.

4.1.5 Identify residential areas adjacent to roadways and other noise-sources (i.e., railroads, airport, industry) which require setbacks and/or special sound-proofing to reduce negative noise-related impacts, as identified in the Noise Element. Mitigation measures shall include the following:

- a. The performance standards of the City's Noise ordinance.
- b. Noise mitigation "packages" including the use of setbacks to ensure that the exterior noise levels at the closest building facade do not exceed 65 dB Ldn and interior noise exposure of 45 dB Ldn or below.
- c. For multi-family development, site design techniques shall be used to reduce the need for supplemental noise mitigation requirements. Also, investigate the feasibility of requiring greater

setbacks for multi-family residential development along arterials and collectors as an alternative to walls and fences.

- d. The City shall consider minimizing the development of new residential land uses in the area east of the industrial park and adjacent to other existing major commercial/industrial.

- 4.1.6 Develop design measures to buffer residential development from non-residential land uses. These measures should, at a minimum, include setbacks; roadways; community waterways; landscaping; and land forms such as berming, fences, and walls (See Conservation, Open Space, Recreation & Parks Element's policies on Community Waterways, Wildlife and Natural Vegetation, Open Space Resources, and Park Location and Design).
- 4.1.7 Ensure that natural and open space features such as Valley Oak trees and community waterways are treated as special site amenities which are to be preserved and enhanced in conformity with the Open Space, Conservation, Recreation and Parks Element.
- 4.1.8 Plan and coordinate residential development in close proximity to planned urban facilities and services such as schools, parks, sanitary sewer, water, storm drainage, circulation network, transportation facilities and commercial centers. The area between Akers Road and Shirk on the north side of Hurley may be developed to Low Density Residential uses subject to approval of a master plan for the area for public streets, infrastructure and parallelization.
- 4.1.9 Encourage higher density residential development near employment centers, commercial development and parks.
- 4.1.10 Provide for the continued viability of existing single-family areas in the Core Area of the community and encourage medium and high density residential development in the Central Business District where such uses do not conflict with existing neighborhoods.
- 4.1.11 Promote comprehensively planned and high quality building and site design for multi-family developments with the following criteria:
 - 1. Exterior Elevations - Use design features such as offsets, balconies, projections, landscaping or similar elements to preclude large expanses of uninterrupted building surfaces.
 - 2. Building, Parking, Walkway Separation - Provide privacy, light, air, and access to dwellings within the development by ensuring

adequate distances among buildings, parking lots and driveways, and walkways.

3. Open Space, Landscaping, and Screening - Designate private open space exclusive of required setbacks, right-of-way, and easements within each development for the use of residents. Open space, landscaping and screening should provide outdoor space for the residents and mitigate negative impacts related to land use compatibility between the development and adjacent land uses, noise, lighting, parking (screening and shading), on-site traffic circulation, and preservation of natural features such as waterways and Valley Oaks.

4. Energy Efficiency - Encourage the following measures: 1) appropriate landscaping materials to provide shade in the summer and protection from the weather in winter; 2) eaves, canopies, awnings along south and west elevations; 3) secured bicycle storage areas with lock-up capabilities.

4.1.12 Integrate multi-family development with commercial and professional office uses in Community Centers.

4.1.13 Direct City land use actions toward the maintenance and improvement of established residential areas.

4.1.14 Encourage the repair and maintenance of existing dwelling units.

4.1.15 Review all development proposals for compatibility with surrounding, established residential areas including land use, circulation, and public facilities and services.

4.1.16 Require special site development standards for proposed non-residential or more intensive land uses adjacent to established residential areas to minimize negative impacts on abutting properties.

4.1.17 Rural Residential areas shall be designated to provide opportunities for residential dwellings in conjunction with small-scale farming and animal husbandry or in a semi-rural setting. Rural Residential development (6 persons per acre - up to 2 dwellings units per net acre) shall be directed to areas where:

1. all urban services (i.e. storm drainage, schools, sidewalks, lighting) may not be required or available;

2. adjacent to agricultural areas where more intensive future urban development is unlikely because of public safety conflicts such as the airport protection area;
3. boundaries between dissimilar land uses (i.e., industrial to residential in the northwest and agriculture to residential in the southwest);
4. in areas where the viability of large-scale agriculture may ultimately be threatened due to the encroachment of non-agricultural uses, and which do not warrant designation to a higher density.

Densities of up to 2 units per acre may be permitted by conditional use permit in the following locations:

- a. Southeast corner of Roeben and Whitendale outside the Airport Protection Zone.
- b. West side of Roeben Road between Tulare and Walnut.
- c. North side of Sunnyview/Ferguson extension between Tommy Road and Akers.
- d. Rural residential area in the southeast.
- e. Laura and Mary Streets between Linwood and Chinowth.
- f. North side of Hurley between Akers and Shirk.
- g. North side of Doe Avenue extension westerly of Akers Road.
- h. Other areas as may be designated as compatible by the City Council upon recommendation of the Planning Commission.

Subject to the following minimum conditions:

- a. Developments will not be permitted to have farm animals.
- b. Full development improvements shall be installed.
- c. Development setbacks and buffering will ensure that there will be no conflicts with adjacent rural residential uses.

One half acre lots shall be allowed in the RA zone through the approval of a conditional use permit if the city determines that the size or shape of

the site limits the development of a standard size subdivision or the approval of 1/2 acre parcels would facilitate infill development.

(Revised 11/21/94 - Resolution No. 94-175)

- 4.1.18 Continue to encourage comprehensively planned Low Density Residential development (up to 21 persons/acre - 2 to 10 dwelling units net acre). Low density developments in excess of 7 units per acre shall only be permitted in the Northeast Specific Plan Area, for selected infill parcels as may be designated by the City Council upon recommendation of the Planning Commission, and in other specific plan areas where standards are established for lot coverage, where it will promote the fulfillment of unmet housing needs for low or moderate income households according to the Housing Element. Usage of duplex or halfplex units shall be encouraged to increase overall densities where they area made to be compatible with the overall residential development.

The Zoning Ordinance shall be amended to permit the use of 5,000 square foot lots, and include development criteria and a review process for them to be integrated with 6,000 square foot lots. The criteria shall include development standards which may include provisions for minimum lot width, setbacks, lot coverage, building mass and other development standards.

The Zoning Ordinance shall be amended to include a definition of "infill parcels" and a process and criteria to permit the use of 5,000 square foot lots on these designated parcels.

(Revised 5/3/93 - Resolution No. 93-44B)

- 4.1.19 Promote Medium Density Residential development (up to 33 persons per acre - 10 to 15 dwelling units per net acre) which typically consists of duplex, triplex and four-plex development for in-fill or new development at local/collector and/or collector/collector intersections to a maximum of 50 units in one contiguous development on sites ranging from 3.5 to 5 acres. Medium Density Residential developments on sites less than 3.5 acres at arterial/collector intersections may also be considered. All proposals in excess of 11 units shall require a conditional use permit. Medium density developments may be permitted on corner lots in single family zones where they can be provided in conformance with Policy 4.1.20. Medium density residential developments may also be used in infill areas where they can be made to be consistent with adjacent properties through the conditional use permit process and contract zoning.

(Revised 6/17/96 - Resolution No. 96-71)

4.1.20 Locate High Density Residential development (up to 58 persons per acre - 15 to 29 dwelling units per net acre) throughout the City at arterial, collector and CBD locations according to the following criteria:

1. arterial intersections - 200-unit maximum on sites ranging from 6.5 to 13.5 acres;
2. arterial/collector intersections - 150-unit maximum on sites ranging from 5 to 10 acres;
3. mid-block arterials - 100-unit maximum on sites ranging from 3.5 to 6.5 acres;
4. CBD - at in-fill locations which do not jeopardize the viability of existing single family areas.
5. High density residential developments may also be used in in-fill areas where they can be made to be consistent with adjacent properties through the conditional use permit process and conditional zoning. Consistency and compatibility with adjacent properties shall be evaluated based on issues including but not limited to: adjacent zoning, adjacent land use, proposed building mass, and the adequacy of public facilities available to the site.

Densities in excess of 20 units/acre will be reviewed on a case-by- case basis and may be approved through a conditional use permit where measurable community benefit is demonstrated and where infrastructure including mass transit facilities is available (or can be made available) to accommodate impacts of increased density. Projects in excess of 11 units shall also require a conditional use permit.

(Revised 7/18/94 - Resolution No. 94-104)

4.1.21 Develop and implement corresponding zone districts that are consistent with residential land use designations.

4.2 HOUSING NEEDS

Objective

- A. Coordinate residential land use planning and housing needs with Housing Element and other adopted plans and programs.

Implementing Policies

4.2.1 Support the Housing Element's ratio of single family to multi-family.

- 4.2.2 Continue to encourage the distribution of low and moderate income housing throughout the community and on smaller sites.
- 4.2.3 Encourage development of housing for senior adults and other special populations (i.e., developmentally disabled and physically handicapped). Locational criteria for these development proposals, at a minimum, should include:
 - 1. Proximity to health care, recreation/cultural, and/or commercial facilities
 - 2. Location on arterial and collectors with access to mass transit routes
 - 3. Aesthetic quality of area, including noise impact compatibility, and open space
- 4.2.4 Continue to provide incentives, such as density bonuses to encourage the development of housing for senior adults, special populations (developmentally disabled and physically handicapped) and low-moderate income households.
- 4.2.5 Promote mobile home park and mobile home subdivision development through updated site design criteria.

GOAL 5: PLAN AND DEVELOP AN EFFICIENT PUBLIC FACILITIES AND SERVICES SYSTEM TO SERVE AS A FRAMEWORK FOR ORDERLY URBAN DEVELOPMENT

5.1 WASTEWATER AND TREATMENT PLANT, SANITARY SEWER, STORM DRAINAGE

Objectives

- A. Coordinate facilities and services planning to implement land use goals and objectives.
- B. Plan the location, cost, and funding of facilities and services in advance of need.

Implementing Policies

- 5.1.1 Update the Wastewater Treatment Plant Master Plan, Storm Drainage Master Plans, and the Circulation Element and any other specific or master plans related to infrastructure development on a periodic basis.
- 5.1.2 Continue to coordinate community waterway issues (i.e., habitat restoration/preservation, storm drainage, irrigation, public access, maintenance) with Kaweah Delta Water Conservation District, irrigation districts, private ditch companies, private landowners, and public agencies.
- 5.1.3 Develop and carry-out an infrastructure and public services assessment during annexation reviews to determine infrastructure needs, feasibility, timing, and financing.
- 5.1.4 Prepare and implement a 50-year sanitary sewer master plan which implements adopted land use goals, objectives and policies and which stresses oversizing to meet long-range demand.
- 5.1.5 Require the development and extension of infrastructure to proposed developments according to adopted elements and master plans. The City shall use reimbursement agreements or other financing techniques to reimburse developments for any oversizing cost which may be required. Projects, which are not contiguous to existing urban development, shall be required to assess the cumulative impact of all non-contiguous development.
- 5.1.6 Develop an updated Circulation Element which integrates and addresses issues of vehicular circulation including consideration of transportation systems management strategies, bikeways, pedestrian walkways, transit and other modes of transportation.
- 5.1.7 Coordinate urban growth management planning with public and private utilities.
- 5.1.8 Implement public facility master plans through various funding mechanisms including assessment districts, user fees, development impact fees, reimbursement agreements and/or other mechanisms which provide for equitable distribution of development costs.
- 5.1.9 Incorporate circulation system monitoring and feasibility studies as part of the annexation review process.
- 5.1.10 Design runoff drainage structures to decrease erosion.

- 5.1.11 Revise and amend the existing Storm Drainage Master Plan to ensure compatibility with the Land Use Element.
- 5.1.12 Urban development in floodway areas shall be developed in accordance with regulations of the Federal Emergency Management Agency.
- 5.1.13 Develop regulations to minimize water quality impacts from stormwater runoff from point and nonpoint sources.
- 5.1.14 Conserve or create groundwater recharge zones.
- 5.1.15 Use pervious material, where appropriate, for selected paving applications. Improvement standards shall be developed to guide the use of such materials.
- 5.1.16 Implement the Storm Water Plan through the following storm water basin locational criteria.
 - 1. Final designated basin locations shall be based on the following factors: hydraulic considerations, land costs, improvement costs, surrounding land uses, property owner cooperation, and the sequencing of development within the service area of the basin.
 - 2. Unplanned basins, not designated on the LUE Map, maybe constructed for temporary or permanent use provided the basins serve as viable alternatives to the recommendations of the Storm Water Master Plan.
 - 3. Upon completion of a new basin, the appropriate designation shall be delineated on the LUE Map through the General Plan amendment process.
 - 4. Designations for unconstructed planned basins maybe removed from the LUE Map, through the General Plan amendment process, upon a determination that the basins are not needed based on hydraulic, funding, and land development considerations.

(Revised 11/21/94 - Resolution No. 94-177)

5.2 LOCAL GOVERNMENT FACILITIES AND SERVICES

Objectives

- A. Provide high quality government facilities and services to the general public. The location of government facilities and services shall be

directed to the Core Area of the community to the greatest extent possible.

- B. Coordinate location of public improvements for other local agencies and districts to maximize service to the general public with an emphasis on their location in the Core Area.

Implementing Policies

- 5.2.1 Continue to plan and provide efficient public safety and leisure/cultural facilities and services for the community.
- 5.2.2 Maintain innovative solid waste service and programs.
- 5.2.3 Support public and private-sector programs for hazardous waste management.
- 5.2.4 Promote the location and expansion of government offices in the Core Area.
- 5.2.5 Encourage location of new fire stations according to the Fire Master Plan.
- 5.2.6 Encourage development of Tulare County facilities in the Core Area.
- 5.2.7 Ensure that the City's Capital Improvement Program is adequate to meet future growth and development needs in conformity with the goals, policies and objectives of the General Plan.
- 5.2.8 Develop and implement a Recycling and Source Reduction Program to further promote recycling.
- 5.2.9 Annually monitor the need for fire services personnel as the planning area develops. Adopt and implement a master for fire services.
- 5.2.10 Annually monitor the need for law enforcement personnel as the planning area develops.
- 5.2.11 Update the City's Emergency Operations plans as needed to address additional development and population growth.
- 5.2.12 Prepare and adopt a Hazardous Waste Management Plan (HWMP). The HWMP shall provide measures which will reduce health and environmental risks associated with exposure to hazardous materials associated with agricultural and industrial land uses.

5.3 PUBLIC SCHOOLS

Objectives

- A. The City shall coordinate the location of school sites in the community with the School District in an effort to assist the School District in providing school facilities at the optimum locations and in a timely manner. The City shall evaluate the impact of proposed projects on the capacity of the school facilities and coordinate exists to serve the needs of existing and planned development.
- B. Provide transportation and recreation opportunities near schools.
- C. Promote schools as focal points for neighborhood areas and as planning elements for new growth areas.

Implementing Policies

- 5.3.1 Coordinate school location and site design with the Visalia Unified School District according to the following guidelines to ensure that adequate facilities are available:

Elementary Schools

Description: Facilities for 700 to 850 students in grades K through 6.

Location: Interior residential areas at collector/local intersection. Additional street frontage desired for transition area to adjacent residences. Abuts neighborhood park with adjacent development backing or siding onto school. Maximize pedestrian and bicycle access and on/off-site circulation.

Service Area: 1/2-mile radius to serve a population of 5,000 to 8,000.

Site Area: 12 to 15 acres

Facilities: Approximately 20 classrooms, administration building, library, multi-purpose building (lunches, recreation, and community meetings), multi-purpose recreation/open space with hard-court play areas and equipment, off-street parking, bus loading/unloading area, and bicycle storage area. Security fencing separates buildings from play areas. Public use of play areas is encouraged.

Middle Schools

Description: Facilities for 850 to 1,000 students in grades 7 and 8.

Location: Residential areas with central location for surrounding area elementary schools at collector/collector or collector/local intersections. Prefer same collector as area high school. Additional local street frontage desired for transition to adjacent residential areas. Maximize pedestrian and bicycle access and on/off-site circulation. No adjacent park facilities.

Service Area: Approximately six elementary schools.

Site Area: 20 to 25 acres.

Facilities: Approximately 30 classrooms and labs; administrative center, library/media center; multi-use buildings /(cafeteria, band, chorus, shops, labs); athletic facilities for football, baseball, track; off-street parking; bus loading/unloading area; and bicycle storage area. Security fencing separates buildings from athletic fields. Public use of athletic fields is encouraged.

High Schools

Description: Facilities for 1450 to 1600 students in grades 9 through 12.

Location: Arterial-collector intersection with additional frontage on two other streets. Prefer same collector as area middle school. Do not locate adjacent to park facilities.

Service Area: Coincides with VUSD service boundaries.

Site Area: 40 to 45 acres.

Facilities: Approximately 40 classrooms and labs; library/media center; administrative building; gym; cafeteria; standard outdoor athletic facilities for football, swimming, soccer, track, ; off-street parking, bus loading/unloading; bicycle storage area. Security fencing separates buildings from athletic fields/facilities. Public use of athletic areas is encouraged.

- 5.3.2 In considering development proposals which have the potential to affect school capacity, the City shall refer such proposals to the School District for review and comment to ensure that adequate school facilities are implemented to serve the proposed developments. Such proposals shall be evaluated thought the City's implementation of the California Environmental Quality Act (CEQA) for discretionary and legislative City actions and through referral of Site Plan Review proposals.

Such review shall occur at the earliest feasible discretionary or legislative action such as annexation, General Plan Amendment or zone change to ensure that there is adequate time for the City, developer and School District to identify the appropriate means of constructing and financing the needed additional improvements, if additional improvements are necessary. This analysis shall include an evaluation of existing school capacity, project future capacity, current demand and future demands, and project impact.

In considering legislative or development proposals the City and School District shall require the following measures (in priority order) to the extent such measures are available to mitigate school system impacts.

1. Acquisition of school sites through a school site reservation process;
2. Development and funding under the State's bond funding and State allocation process;
3. Development and funding through available VUSD capital reserves earmarked for such purposes. The City and Redevelopment Agency will continue to cooperate in identifying opportunities for public financing to establish such reserve funds;
4. Development and funding through Mello-Roos Community Facilities District or similar financing;
5. Development and funding through private financing; or,
6. Project denial.

5.3.3 Restrict commercial development near schools so that pedestrian or vehicular access between the two is 1/4 mile or greater.

(Revised 6/17/96 - Resolution No. 96-66)

5.3.4 Discourage development of High Density Residential complexes abutting school sites.

5.3.5 Work with Visalia Unified School District to locate additional continuation schools.

5.3.6 Continue to encourage school multi-purpose facilities and open space for community uses to maximize their utilization.

- 5.3.7 Work with Visalia Unified School District and other area schools to develop and administer land use planning curriculum.
- 5.3.8 The School District shall coordinate its school location, facility construction and phasing with the City's development guidelines contained in the Land Use Element and the City's Capital Improvement Program to ensure that school facilities are located in areas where there are planned and programmed streets, sewerage, storm drainage systems and other necessary infrastructure.

5.4 DAY CARE FACILITIES

Objective

- A. Encourage all-day care centers (children, youth, and senior) and private preschools to provide facilities for year-round care.

Implementing Policies

- 5.4.1 Continue to allow private day-care centers (in accordance with state and county regulations) in residential zone districts where the proposed facility meets the following criteria:
 - 1. Facility does not compromise the residential character of the neighborhood.
 - 2. That is adequate circulation and loading and unloading facilities.
 - 3. There is adequate site area.
- 5.4.2 In conjunction with community parks, develop community centers for each City quadrant with day-care programs.

5.5 HEALTH CARE FACILITIES

Objectives

- A. Facilitate a continued high level of health care services in the community.

Implementing Policies

- 5.5.1 Provide for the expansion of Kaweah Delta District Hospital through continued implementation of the Medical District Master Plan.

- 5.5.2 Plan for additional medical campuses (including ancillary facilities and expansion areas) as may be necessary to meet the incremental needs of future residents.
- 5.5.3 Continue to coordinate land use issues with representatives from the health care community.
- 5.5.4 The City and Redevelopment Agency shall continue to work with Kaweah Delta District Hospital to facilitate expansion of their downtown facility and additional new facilities.
- 5.5.5 Direct new public and private health care facilities to the Core Area.

5.6 TRANSPORTATION

Objectives

- A. Plan and develop a transportation system for Visalia which contributes to community livability, recognizes and respects community characteristics (natural and man-made), and minimizes negative impacts on adjacent land uses.
- B. Promote ways to reduce the number of vehicle-miles traveled in the planning area.
- C. Encourage land use planning which balances the location of housing and employment centers in the planning area.
- D. Implement a monitoring and evaluation program that will provide the data and planning needed to develop an effective and coordinated Capital Improvement Program (CIP) that will provide circulation improvements in concert with development trends.

Implementing Policies

- 5.6.1 Develop a long-range transportation master plan for the City which:
 - a. Integrates various modes of transportation including auto (access, circulation and parking), bicycle, pedestrian, mass transit, regional rail, and air.
 - b. Provides special consideration for energy-efficient transportation alternatives.
 - c. Provides for transportation system management and trip reduction methodologies.

- 5.6.2 Locate commercial and industrial land uses adjacent, or in close proximity, to residential uses to reduce vehicle trips and vehicle miles traveled.
- 5.6.3 Develop and implement the Visalia Parkway to supplement the City's arterial/collector grid and to be a community image feature. Development and improvements guidelines shall include:
 - a. A minimum 150'-wide right-of-way with at least two travel lanes in either direction, controlled access, special median and right-of-way landscaping.
 - b. Adequate right-of-way for high-occupancy-vehicle and/or dedicated mass transit (e.g. bus, light rail) lanes.
 - c. Adequate right-of-way and development standards to permit effective mitigation of noise, glare, and circulation impacts.
 - d. Grade-separated crossings, on- and off-ramps and special landscaping treatments shall be utilized at the parkway's intersection with State Highway 198 and with Mooney Boulevard.
 - e. Pending development of the Visalia Parkway north of the St. John's River, the St. John's Parkway from McAuliff to Dinuba Blvd. shall serve as the northerly Parkway connector.
- 5.6.4 Work with TCAG, the City of Tulare, and Caltrans to plan and develop an expressway between Visalia and Tulare for regional circulation.
- 5.6.5 Where appropriate, encourage multi-level parking structures adjacent to major traffic generators.
- 5.6.6 Develop a method to reduce parking requirements for development proposals which integrate transit facilities, for areas with demonstrated shared parking and/or in association with transportation management systems.
- 5.6.7 Provide for the convenient location of public facilities with shared parking and access to mass transit.
- 5.6.8 Promote efficient and conveniently located transportation facilities such as the airport's intermodal terminal and a CBD mass transit transfer center.
- 5.6.9 Develop design and development standards to improve transit in the community such as wider sidewalks to accommodate bus stops and bus shelters at intersections; bus pads with shelter and shading vegetation;

widened rights-of-way for buses; dedicated bus lanes; on-site transit stops for commercial public, institutional and industrial facilities; and, bus facilities adjacent to day-care centers, schools, and major residential areas.

- 5.6.10 Support regional high-speed inter-city rail development and service.
- 5.6.11 Promote efficient traffic signalization of intersections including signal timing coordination in order to increase traffic carrying capacity of roadways to decrease air pollution and congestion.
- 5.6.12 Develop and implement safe and efficient pedestrian and bicycle facilities through development and adoption of a pedestrian and bicycle facilities master plan.
- 5.6.13 Investigate the feasibility of using existing railroads for rail passenger service; if such facilities are abandoned, explore their use for bike paths, pedestrian trails, and/or new or expanded roadways.
- 5.6.14 Prepare an inventory of roadway capacity on critical segments, and intersections to adequately anticipate future impacts.
- 5.6.15 Identify street segments and intersections that are operating worse than the standard contained in the Circulation Element.
- 5.6.16 The City shall annually monitor traffic volumes on selected street segments and at selected intersections to determine if there has been a significant increase in volumes and degradation in the level of service. Where there appears to be an increase that causes the segment or intersection to approach the minimum level of service specified in the Circulation Element additional counts and studies shall be conducted and an improvement plan developed.

When considering proposed developments, the City shall make one of the following findings:

- a) The circulation system segments, intersections and interchanges impacted by the proposed development will operate above the minimum level of service specified in the Circulation Element with project-added traffic, or that there will not be a net degradation of the level of service. Where proposed projects are not contiguous to existing development within the City, the traffic/circulation analyses shall address the cumulative impacts of the project plus all intervening undeveloped areas.

- b) Project(s) in the CIP will provide sufficient capacity on the circulation system segments, intersections and interchanges impacted by the proposed development so that the system will operate at or above the minimum level of service specified in the Circulation Element with project-added traffic.

The City shall be responsible for managing and coordinating all traffic studies to ensure consistency.

- 5.6.17 Maintain current Urban Reserve designation for areas outside the projected 2010 UDB in order to retain flexibility in future land use planning.

GOAL 6: MANAGE PLANNING AREA GROWTH TO BE CONTIGUOUS AND CONCENTRIC FROM THE CITY'S CORE AREA.

6.1 GENERAL GROWTH MANAGEMENT

Objectives

- A. Provide for an orderly and efficient transition from rural to urban land uses.
- B. Minimize urban sprawl and leap-frog development by encouraging compact, concentric and contiguous growth.

Implementing Policies

- 6.1.1 Promote development of vacant, underdeveloped, and/or redevelopable land where urban services are available.
- 6.1.2 Identify and use natural and man-made edges such as major roadways and waterways within the City's Urban Area Boundary as urban development limit and growth phasing lines.
- 6.1.3 Preserve and enhance the planning area's natural features and resource lands.
- 6.1.4 Utilize Rural Residential land uses as a buffer and transition between agricultural uses and urban development.

- 6.1.5 Develop a land development information system for the City's planning area and provide information on Visalia's annual growth and implementation of the General Plan's goals, objectives, and implementing policies.
- 6.1.6 Promote the preservation of permanent agricultural open space around the City by protecting viable agricultural operations and land in the airport and wastewater treatment plant environs.
- 6.1.7 Encourage the use of regional parks and open space to enhance gateways to the City's planning area and as a buffer between adjacent communities.

6.2 URBAN BOUNDARIES

Objective

- A. Implement and periodically update a growth management system which will:
 - 1. guide the timing, type, and location of growth
 - 2. preserve resource lands
 - 3. protect natural features and open space
 - 4. encourage techniques which encourage energy conservation

Implementing Policies

- 6.2.1 Establish an Urban Area Boundary (UAB) which identifies the City's sphere of influence or its ultimate physical boundary and service area for the next thirty years plus an agricultural buffer area comprising of an additional 30 percent of the urban growth area.
- 6.2.2 Discourage new or expanded urban development in the area between the UAB and thirty year Urban Growth Boundary as this largely agriculture resource land is not generally suited for urban uses.
- 6.2.3 Establish Urban Development Boundaries (UDB's), to accommodate estimated City population for the years 2000, 2010, and 2020, as the urbanizable area within which a full-range of urban services will need to be extended to accommodate urban development. These boundaries shall be established based on the following factors:

1. Adequate residential, commercial and industrial capacity for the projected population.
2. Inclusion of a thirty percent (30%) vacancy factor ("flexibility factor") for residential development and a twenty percent (20%) vacancy factor for commercial development.
3. Adequacy of infrastructure including existing and planned capacity of sewerage system, treatment plant, water system, schools, roadways, and other urban services and facilities.
4. Community growth priorities.
5. Progressive increase in the percentage of buildout in existing developed areas of the community, to a maximum of 90 percent buildout. Compliance with this policy shall be according to the methodology described in Appendix C.

Expansion of the urban development boundary shall be accomplished through amendment of the Land Use Element and be based on the above findings.

- 6.2.4 Periodically adjust, no less frequently than once every five years, the land use and economic demand projections used to determine population estimates, needed land supply and amendments to Urban Development Boundaries.
- 6.2.5 Annexation to the City is the appropriate method for urbanization within the Visalia Urban Area Boundary.
- 6.2.6 Annexation of land outside of the current Urban Development Boundary may be permitted only if:
 - a. the proposal is required for orderly and efficient land use planning with Visalia's planning area, and
 - b. the land is designated consistent with the City's Land Use Element Map.

6.3 AGRICULTURAL LAND PROTECTION

Objective

- A. Protect agricultural land from premature urban development.

Implementing Policies

- 6.3.1 Continue to maintain a 20-acre minimum for parcel map proposals in areas designated for Agriculture to encourage viable agricultural operations in the planning area.
- 6.3.2 Work with Tulare County to discourage parcelization of agricultural land outside of the current Urban Development Boundary and to encourage the use of agricultural preserves, where they will promote orderly development.
- 6.3.3 Maintain and update the City's agricultural preserve program.
- 6.3.4 Increase residential densities to reduce the need for conversion of prime agricultural land. Techniques to be utilized include usage of mixed use planned unit developments, integration of duplexes in single family subdivisions and development of properties to, at least, the minimum densities specified in the Land Use Element and map.
- 6.3.5 A Right-To-Farm Ordinance should be pursued.

6.4 GROWTH MANAGEMENT COORDINATION

Objective

- A. Coordinate growth management planning and implementation among Visalia, Tulare County, and the surrounding cities of Tulare and Farmersville.

Implementing Policies

- 6.4.1 Work with Tulare County to develop and adopt a Visalia-Tulare County urban growth management agreement that implements the Visalia General Plan and outlines the process for review and action on development proposals and implementing programs within the Visalia Urban Area Boundary.

This urban area management agreement should include, at a minimum:

- 1. Design and development standards for the Goshen Community.
- 2. Compatible land use plans for Goshen and Visalia and Tulare County.

3. Review and modification, where appropriate, of permitted and conditional uses in the County's agriculture zone and application of the County's Rural Valley Lands Plan for urban uses.
 4. Responsibilities for review and approval of County development proposals.
- 6.4.2 Encourage Tulare County to strictly limit the establishment of new or expansion of existing development in the Visalia Urban Area Boundary.
 - 6.4.3 Begin planning between the City and Tulare County to annex Goshen by the year 2000. In order to ensure conformity with City and Goshen development standards and land uses, it is recommended that the Redevelopment Plan for the Goshen area be reviewed so that industrial development is sensitive to the community image, and residential neighborhood integrity. A specific plan should also be developed to address site development requirements, architectural review, setbacks, landscaping, to ensure long-term compatibility between development standards.
 - 6.4.4 Promote development of a master plan to clarify growth and development issues (i.e., land use compatibility, open space, circulation) with the cities of Tulare, Farmersville, and Tulare County for an area generally bounded by Avenue 272 to Avenue 256 between SH 99 and Road 156.

GOAL 7: IDENTIFY ISSUES OR AREAS WHICH HAVE SIGNIFICANT IMPACT ON THE VISALIA PLANNING AREA AND REQUIRE SPECIAL ATTENTION.

7.1 COLLEGE OF THE SEQUOIAS

Objectives

- A. Encourage and facilitate the implementation of the COS Master Plan.
- B. Promote City and COS efforts to resolve land use compatibility

Implementing Policies

- 7.1.1 Facilitate the implementation of the COS master facilities plan.

- 7.1.2 Encourage COS to provide parking areas for students and faculty to reduce negative impacts on surrounding residential areas.
- 7.1.3 Improve traffic, circulation and access issues on and adjacent to campus.
- 7.1.4 Work with COS to identify a long-term location for the college farm.
- 7.1.5 Encourage COS to plan for and integrate transit facilities and adopt TSM and TDM strategies.
- 7.1.6 Continue to develop cooperative agreements between the City, COS, and VUSD which ensure recreation and open space lands and facilities are available for community use.

7.2 VISALIA MUNICIPAL AIRPORT

Objectives

- A. Continue to ensure safe and efficient airport operations.
- B. Design a land use plan and development regulations which ensure the long-term viability of the Visalia Municipal Airport.

Implementing Policies

- 7.2.1 Protect the airport and its operational area from potential intrusion of incompatible land uses by strictly regulating development within the airport's operating area according to the Airport Master Plan the Airport Compatibility Map and guidelines contained in the Airport Compatibility Criteria Table.
- 7.2.2 Coordinate airport area development proposals with the Tulare County Airport Land Use Commission. Also consider establishment of a separate City-County Airport Land Use Commission.
- 7.2.3 Encourage the Tulare County Airport Land Use Commission to adopt the Airport Master Plan's compatibility criteria and map.

7.3 REDEVELOPMENT DISTRICTS

Objective

- A. Provide for the formation and implementation of redevelopment projects consistent with State Redevelopment Law.

Implementing Policies

- 7.3.1 Monitor redevelopment activities and objectives to ensure their consistency and conformance with the City's General Plan. Such monitoring shall include periodic reports by the Redevelopment Agency regarding its activities and relationship to the General Plan.
- 7.3.2 Encourage redevelopment activities and development objectives.
- 7.3.3 Include the implementation objectives of redevelopment districts as a finding and consideration for specific Planning Commission zoning and land use decisions. Such consideration may include findings that the land use decision is necessary because of the need for redevelopment activity on an individual case basis.

GOAL 8: STRUCTURE AN IMPLEMENTATION PROGRAM TO ACHIEVE THE GOALS, OBJECTIVES AND POLICIES OF THIS ELEMENT.

Objective

- A. Periodically monitor, review and amend the Land Use Element so that it is responsive to the changing conditions, needs, and attitudes of the community.

Implementing Policies

- 8.1.1 Develop a public participation program that ensures the opportunity for citizens to be involved in all phases of the planning process.
- 8.1.2 Establish an annual schedule and process to consider applications for amendments to the Land Use Element. Such amendments to the Element's text and/or map shall be based on the following findings:
 - 1. That the proposed amendment is in the public interest.
 - 2. The proposed amendment will further the adopted goals and objectives of the Land Use Element.
- 8.1.3 Develop and maintain a current land use and parcel information base to monitor and update all General Plan elements. An annual report shall be

made to the Planning Commission and City Council on the status of the implementation of the general plan, in conformity with State law.

- 8.1.4 Prepare, update, and implement master and specific plans that implement the Land Use Element.
- 8.1.5 Ensure consistency between the Land Use Element map and text as well as among other General Plan elements.
- 8.1.6 Where feasible and necessary, utilize public improvement financing mechanisms such as assessment districts, reimbursement agreements, special tax districts, and other such mechanisms to ensure that necessary infrastructure is provided in a timely manner. Such financing agreements or mechanisms should be established prior to annexation, where possible.
- 8.1.7 The Zoning Ordinance and other land development and land use development regulations shall be amended, where necessary, to be in conformance with the goals, objectives, policies and map of the Land Use Element.

The Planning Commission shall interpret the General Plan goals, objectives, policies and land use maps when applying zoning to property to consider issues such as parcel configuration and orientation.

(Revised 5/3/93 - Resolution No. 93-44B)

- 8.1.8 Periodically review, no less frequently than once every five years, the land use and economic demand projections to determine the adequacy of the planned supply of land for urban development.
- 8.1.9 Perform a comprehensive update of the Land Use Element, no less frequently than once every ten years.

APPENDIX C: GROWTH CRITERIA BEFORE ADVANCING TO NEXT GROWTH AREA

Table C-1 Percentage of Residential
Buildout Required Before
Advancing to the Next Growth
Area

APPENDICES

	2000	2010	2015	2020
Buildout required to advance beyond 2000 boundary area	50%	70%		
Population Threshold		25,000		
Buildout required to advance beyond 2010 boundary area	50%	60%	70%	
Population Threshold			125,000	
Buildout required beyond 2020 boundary area	50%	60%	80%	70%
Population Threshold				250,000
Example: Before advancing to the 2020 Urban Growth Boundary, 50% of the area within the 2010 Urban Development Boundary (UDB) must be developed, 80% of the area within the 2000 UGB must be developed, and 10% of the 2020 area (area within the 2010 UGB) must be developed. Reference Policy No. 2.2.3.				

APPENDIX C: GROWTH CRITERIA BEFORE ADVANCING TO NEXT GROWTH AREA

Table C-1 Percentage of Residential Buildout Required Before Advancing to the Next Growth Area

	1988	2000	2010	2020
Before expanding to 2010 boundary need	80%	70%		
Population Threshold	98,700			
Before expanding to 2020 boundary need	85%	80%	70%	
Population Threshold	129,000			
Before expanding beyond 2020 boundary need	90%	85%	80%	70%
Population Threshold	165,000			
Example: Before expanding to the 2020 Urban Growth Boundary 85% of the area within the 1988 Urban Development Boundary (UDB) must be developed, 80% of the area within the 2000 UDB must be developed, and 70% of the total area (area within the 2010 UDB) must be developed. Reference Policy No. 6.2.3				

List of Resolutions

Adopted by Resolution 91-106	9/3/91
Amended by Resolution 93-44B	5/3/93
Amended by Resolution 93-44E	5/3/93
Amended by Resolution 94-06	1/17/94
Amended by Resolution 94-24	1/17/94
Amended by Resolution 94-104	7/18/94
Amended by Resolution 94-173	11/21/94
Amended by Resolution 94-175	11/21/94
Amended by Resolution 94-177	11/21/94
Amended by Resolution 96-66	6/17/96
Amended by Resolution 96-71	6/17/96

RESOLUTION NO. 96- 71

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA,
APPROVING GENERAL PLAN AMENDMENT NO. 9605, A REQUEST
TO (1) CHANGE THE LAND USE DESIGNATION FROM MEDIUM DENSITY
RESIDENTIAL TO LOW DENSITY RESIDENTIAL (SUBAREA A),
(2) CHANGE THE LAND USE DESIGNATION FROM LOW DENSITY
RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL (SUBAREA B), AND
(3) TO CHANGE THE LAND USE ELEMENT POLICY 4.1.19 TO ALLOW MEDIUM
DENSITY RESIDENTIAL DESIGNATED SITES OF LESS THAN 3.5 ACRES AT
ARTERIAL/COLLECTOR INTERSECTIONS, FOR PROPERTY LOCATED ON THE
NORTHWEST CORNER OF CALDWELL AVENUE AND THE PINKHAM STREET
ALIGNMENT; DAVE WIND AND TIMOTHY LAWLER;
KNOPF ENGINEERING, AGENT

WHEREAS, General Plan Amendment No. 9605 was filed by Dave Wind and Timothy Lawler; Knopf Engineering, agent, to change the Land Use Element designations on portions of a parcel located between Caldwell Avenue and K Road (APN: 126-120-24), west of the Pinkham Street alignment; City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after twenty- one (21) days published notice held a public hearing before said Commission on May 28, 1996; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice held a public hearing before said Council on June 17, 1996; and

WHEREAS, the City Council of the City of Visalia finds the general plan amendment to be in accordance with Section 7656 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the proposed general plan amendment, with the addition of APN: 126-120-20 and 23 (1922 and 2024 E. Caldwell), based on the following specific findings and based on the evidence presented:

1. That the proposed amendment is in the public interest. Specifically:

- The proposed amendments to Subareas A and B would essentially switch low and medium density areas on the project site, with a nominal net reduction in medium density residential areas. The relocated medium density areas would be located closer to a major transportation corridor (Caldwell) and promote efficient utilization of the site.
 - Changes to Land Use Element Policy 4.1.19, to allow Medium Density Residential developments on sites less than 3.5 acres at arterial/collector intersections, would provide flexibility in locating multiple family developments throughout the community in an evenly dispersed fashion.
2. That the proposed amendment will further the adopted goals and objectives of the Land Use Element. Specifically:
- The proposed amendments to Subareas A and B would help:
 - * Provide a viable range of housing alternatives in the area (Goal 4).
 - * Encourage efficient residential development in the area (Objective 4.1.b).
 - * Provide new residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demand in the area (Objective 4.1.D).
 - Changes to Land Use Element Policy 4.1.19, to allow Medium Density Residential developments on sites less than 3.5 acres at arterial/collector intersections, would encourage efficient residential development (Objective 4.1.b.), by providing additional potential medium density residential locations throughout the city. These locations could increase residential density and development efficiency in areas already designated for urban development.
3. That the proposed amendment would be compatible with adjacent land uses.
4. That the proposed amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties in the vicinity.
5. That an Initial Study was prepared for the proposed amendment, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 9616 is hereby adopted.
6. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7656 of the Ordinance Code of the City of Visalia and based on the above findings.

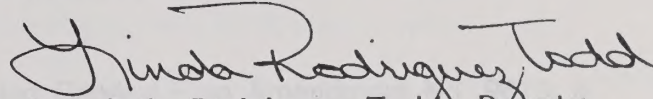
PASSED AND ADOPTED: June 17, 1996 RANDY GROOM, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Randy Groom, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 96-71 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 17, 1996.

DATED: June 18, 1996

RANDY GROOM, CITY CLERK


By Linda Rodriguez Todd, Deputy

RESOLUTION NO. 96-66

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF VISALIA, APPROVING GENERAL PLAN AMENDMENT NO. 9613,
A PROPOSAL TO CHANGE LAND USE
ELEMENT POLICY NOS. 3.5.5, 3.5.6 AND 5.3.3;
CITY OF VISALIA

WHEREAS, the Visalia City Council initiated General Plan Amendment No. 9613, a proposal to change Land Use Element Policy Nos. 3.5.5, 3.5.6 and 5.3.3; City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after twenty- one (21) days published notice held a public hearing before said Commission on May 28, 1996; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice held a public hearing before said Council on June 17, 1996; and

WHEREAS, the City Council of the City of Visalia finds the general plan amendment to be in accordance with Section 7656 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the proposed general plan amendment based on the following specific findings and based on the evidence presented:

1. That the proposed language changes to policies 3.5.5, 3.5.6 and 5.3.3 provides more flexibility in the location of neighborhood centers and allows for greater flexibility of uses allowed in residential neighborhoods.
2. That the proposed General Plan amendment will further the adopted goals and objectives of the Land Use Element.
3. That the proposed General Plan amendment would not be detrimental to the public health, safety, or welfare, and materially injurious to properties in the vicinity.
4. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant. Negative Declaration No. 9620 was prepared for this project.

5. The City of Visalia hereby declares that there is no evidence before the city that the proposed project will have any potential for adverse effect on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves General Plan Amendment No. 9613, to amend the General Plan Land Use Element as follows:

(a) Amend General Plan Policy No. 3.5.5 to read:

Convenience Centers maybe approved by a conditional use permit on one corner of arterial / collector intersections on sites of 3 acres or less, on no more than one corner of the intersection and at least at one-half mile intervals between neighborhood shopping centers. Where possible, such centers are to be developed as part of planned unit developments or master planned as part of a development.

(b) Amend General Plan Policy No. 3.5.6 to read:

Designate Neighborhood Centers for shopping centers with a major grocery store as an anchor and supporting businesses which serve the surrounding residential areas. Locations shall be at one corner of arterial intersections on sites of approximately 10 acres in area. Centers shall be located no closer than approximately one mile from other General Plan-designated neighborhood centers, from existing Grocery stores, or from General Plan-designated community centers.

The center's scale and site design must be compatible with the surrounding residential area with emphasis on access, circulation, parking, signage, noise, and landscaping. Where possible, these facilities should be planned and integrated into neighborhoods as part of a planned unit development.

In the event that competing applications are made for a neighborhood center at a designated intersection, only one application shall be approved for a period of time not to exceed 24 months. If the applicant does not perform as specified by the city Council, the Council may extend the original proposal or may declare the original proposal void. If, at some future date, an application for development of a corner designated for neighborhood commercial development has not been filed and the Commission and Council find that the needs of the neighborhood are not being provided, the exclusive designation on one corner may be reviewed to consider designation of an alternative corner.

(c) Amend General Plan Policy No. 5.3.3 to read:

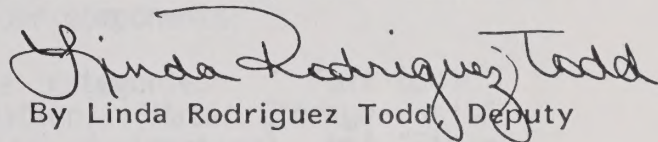
Restrict commercial development near schools so that pedestrian or vehicular access between the two is 1/4 mile or greater.

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Randy Groom, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 96-66 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 17, 1996.

DATED: June 18, 1996

RANDY GROOM, CITY CLERK


By Linda Rodriguez Todd, Deputy

RESOLUTION NO. 94-177

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF VISALIA TO
APPROVE GENERAL PLAN TEXT AMENDMENT NO. 94-31:
CITY OF VISALIA

WHEREAS, General Plan Text Amendment No. 94-31 was filed by the City of Visalia, which consists of the following four components:

1. Establish three new land use categories: "Park-Basin" (under the "Open Space" designation), "Water Storage Basin" (under the "Community Facilities" designation), and "Storm Water Basin" (under the Community Facilities designation).

The "Park-Basin"-designation will be applied to existing storm water storage sites with an established or planned park use. The "Water Storage Basin" designation will be applied to existing basins that are used strictly for water storage purposes with no planned park uses.

The "Storm Water Basin" designation will be used to identify future planned storm water storage facilities. The GPA also will establish criteria for location of future storm water facilities.

2. Re-designate seven (7) existing park/pond sites (that currently are designated for "Conservation" uses) for "Park-Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the sites.
3. Re-designate one (1) existing storm water basin (that currently is designated for "Conservation" uses) for "Water Storage Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the site.
4. Add "Storm Water Basins" symbols to the Land Use Element to represent the generalized location of future planned storm water facilities.

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice held a public hearing before said Commission on September 26, 1994; and

WHEREAS, no new environmental impacts would result and no further mitigation measures would be required for this project; and

WHEREAS, the land use designations, symbols and locational criteria, as shown in Exhibit "A", will facilitate the orderly implementation of the Storm Water Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the land use designations, symbols and locational criteria, as shown in Exhibit "A", be added to the Land Use Element of the General Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council finds that in accordance with the Guidelines for implementation of the California Environmental Quality Act Section 15168, the Environmental Impact Report prepared for the City of Visalia Land Use Element (SCH #90020160) certified by Resolution No. 94-93 and Environmental Impact Report (SCH No. 93012010) prepared for the City of Visalia Storm Water Master Plan Update, will be utilized as program EIR's for the purpose of providing review of potential environmental effects associated with this General Plan Amendment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves of the proposed General Plan amendment based on the following specific findings and based on the evidence presented:

1. That the proposed General Plan Amendment is consistent with the implementing policies of the Land Use Element of the General Plan.
2. That the proposed General Plan Amendment allows for a greater consistency between the Storm Water Master Plan and the Land Use Element of the General Plan.
3. That the creation of new land use designations, generalized location of planned basins on the LUE Map, and criteria for selecting the final location of each basin will provide clarity and flexibility in implementing the Storm Water Master Plan for the City of Visalia.
4. That the Adopted Storm Water Master Plan EIR (SCH No. 93012010) (Resolution No. 94-93) identifies and evaluates the potential environmental impacts that are directly attributable to the adoption of the proposed General Plan Amendment. Further, that there is no evidence before the city that the proposed General Plan Amendment will have any potential for adverse effect of wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.
5. That the proposed General Plan Amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to the citizenry of the City of Visalia.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves of the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7656 of the Ordinance Code of the City of Visalia and based on the above findings.

PASSED AND ADOPTED: November 21, 1994

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 94-177 passed and adopted by the Council of the City of Visalia at a regular meeting held on November 21, 1994.

DATED: November 23, 1994

LESLIE B. CAVIGLIA, CITY CLERK

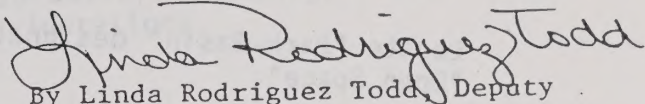

By Linda Rodriguez Todd, Deputy

EXHIBIT "A"

General Plan Amendment No. 94-31

Land Use Element

Locate "Park-Basin" designation in Chapter 1: Introduction, under "Open Space".

Park-Basin: This (PB) designation shall apply to existing storm water storage sites with an established or planned park use. This type of facility combines a water storage facility with a usable park space.

Locate "Water Storage Basin" and "Storm Water Basin" in Chapter 1: Introduction, under "Community Facilities".

Water Storage Basin: This (WSB) designation shall apply to existing basins that are used strictly for water storage purposes with no planned park uses.

Storm Water Basin: This (SWB) designation shall identify future planned storm water storage facilities. These future basins may or may not have park facilities associated with the final facility.

- * Symbols (SWB) shall be added to the LUE Map to represent the generalized location of new basins identified in the Storm Water Master Plan. Basin symbols should be located within the boundaries of the area it is expected to ultimately serve.

Locational criteria for Storm Water Basins shall be listed under the implementing Policies for "LOCAL GOVERNMENT FACILITIES AND SERVICES".

5.1.16 Implement the Storm Water Master Plan through the following storm water basin locational criteria.

1. Final designated basin locations shall be based on the following factors: hydraulic considerations, land costs, improvement costs, surrounding land uses, property owner cooperation, and the sequencing of development within the service area of the basin.
2. Unplanned basins, not designated on the LUE Map, may be constructed for temporary or permanent use provided the basins serve as viable alternatives to the recommendations of the Storm Water Master Plan.

3. Upon completion of a new basin, the appropriate designation shall be delineated on the LUE Map through the General Plan amendment process.
4. Designations for unconstructed planned basins maybe removed from the LUE Map, through the General Plan amendment process, upon a determination that the basins are not needed based on hydraulic, funding, and land development considerations.

RESOLUTION NO. 94-175

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF VISALIA, APPROVING
GENERAL PLAN AMENDMENT NO. 94-26,
A REQUEST TO ALLOW 1/2 ACRE PARCELS IN RURAL
RESIDENTIAL AREAS IF CERTAIN FINDINGS ARE MADE,
GREG DOWDS

WHEREAS, General Plan Amendment No. 94-26 was filed by Greg Dowds, to allow 1/2 acre parcels in rural residential areas if certain findings are made. City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after twenty-one (21) days published notice held a public hearing before said Commission on October 10, 1994; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice held a public hearing before said Council on November 21, 1994; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the proposed general plan amendment based on the following specific findings and based on the evidence presented:

1. That the proposed General Plan Amendment is consistent with the intent of the General Plan Land Use Element Policy 4.1.17 for use of 1/2 acre Rural Residential lots.
2. That approval of developments shall be subject to the conditional use permit process to determine land use compatibility.
3. That the use of 1/2 acre rural residential lots provides conservation of land resources and the preservation of agricultural land.
4. That the use of 1/2 acre rural residential lots promotes maximum land utilization.
5. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties in the vicinity.
6. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and Negative Declaration No. 94-37 is hereby adopted.

7. That there is no evidence before the Planning Commission that the proposed project will have any potential adverse effect on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7656 of the Ordinance Code of the City of Visalia and based on the above findings.

PASSED AND ADOPTED : November 21, 1994

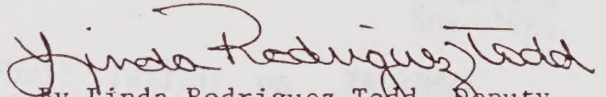
LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 94-175 passed and adopted by the Council of the City of Visalia at a regular meeting held on November 21, 1994.

DATED: November 23, 1994

LESLIE B. CAVIGLIA, CITY CLERK


By Linda Rodriguez Todd, Deputy

RESOLUTION NO. 94-173

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF VISALIA TO APPROVE
GENERAL PLAN AMENDMENT NO. 94-19.D,
AMENDMENT TO THE LAND USE DESIGNATION TO
REDESIGNATE 48 ACRES FROM BRP (RESERVE) TO BRP
FOR PROPERTY LOCATED AT THE NORTHEAST CORNER
OF SHIRK STREET AND GOSHEN AVENUE
CITY OF VISALIA

WHEREAS, General Plan Amendment No. 94-19.D was filed by the City of Visalia, an amendment to the land use designation to redesignate 80 acres from BRP (Reserve) to BRP, for property located at the northeast corner of Shirk Street and Goshen Avenue; APN: 077-010-19, 25, 27, 28, 34-36, 46, and 48, comprising 80 acres City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice held a public hearing before said Commission on June 13, 1994; and

WHEREAS, no new environmental impacts would result and no further mitigation measures would be required for this project; and

WHEREAS, the Environmental Impact Report (SCH No. 90020160) is being used as a Program Environmental Impact Report for this project; and

WHEREAS, the Visalia City Council, after ten (10) days published notice held a public hearing before said Council on November 21, 1994; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Visalia City Council approves the proposed General Plan amendment based on the following specific findings and based on the evidence presented:

1. That the proposal is consistent with the land use designation and intent of the Visalia General Plan for the development of Business Research Parks.
2. That master planning of the subject BRP is necessary to insure that the facilities compliment and augment one-another, as well as the adjacent industrial area.
3. That removal of the "Reserve" designation is consistent with the designation of adjacent BRP properties, and recently approved General Plan Amendment No. 92-14.F.
4. That no new environmental effects will result of the project, or no new mitigation measures would be required that have not been addressed within the Program EIR (SCH #90020160).
5. That the project would not be detrimental to the public health, safety, or welfare, nor materially injurious to properties in the vicinity.

BE IT FURTHER RESOLVED that the Visalia City Council approves the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7657 of the Ordinance Code of the City of Visalia and based on the above findings.

PASSED AND ADOPTED: November 21, 1994

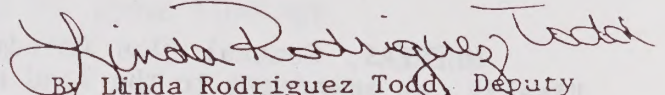
LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 94-173 passed and adopted by the Council of the City of Visalia at a regular meeting held on November 21, 1994.

DATED: November 23, 1994

LESLIE B. CAVIGLIA, CITY CLERK


By Linda Rodriguez Todd, Deputy

RESOLUTION NO. 94-104

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF VISALIA APPROVING
GENERAL PLAN TEXT AMENDMENT NO. 94-18,
A TEXT AMENDMENT REQUESTING A CHANGE IN POLICY
TO ALLOW HIGH DENSITY RESIDENTIAL IN
IN-FILL AREAS WHERE NEIGHBORHOOD COMPATIBILITY
CAN BE PROVIDED THROUGH DESIGN,
J. MICHAEL LANE

WHEREAS, General Plan Text Amendment No. 94-18 was filed by J. Michael Lane, text amendment requesting a change in policy to allow high density residential in in-fill areas where neighborhood compatibility can be provided through design, City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice held a public hearing before said Commission on June 13, 1994; and

WHEREAS, no new environmental impacts would result and no further mitigation measures would be required for this project; and

WHEREAS, the Planning Commission finds that the Environmental Impact Report (SCH No. 90020160) is being used as a Program Environmental Impact Report for this project; and

WHEREAS, the Planning Commission of the City of Visalia recommends approval of the amendment based on the evidence and testimony submitted and based on findings that the amendment would assist in meeting the goals and intent of the Land Use Element.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Visalia hereby approves the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7657 of the Ordinance Code of the City of Visalia and based on the evidence presented and the following findings:

1. That the proposed General Plan Policy Text Amendment is consistent with the policies and intent of the General Plan.
2. That the proposed General Plan Policy Text Amendment is consistent with the adopted Housing Element to the General Plan.
3. That the proposed General Plan Policy Text Amendment will provide an additional tool for providing multi-family development on in-fill parcels throughout the community with an emphasis on neighborhood compatibility.
4. That the proposed General Plan Policy Text Amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties in the vicinity.

5. That the proposed General Plan Policy Text Amendment is consistent with the Land Use Element Final EIR (SCH No. 90020160) and is being utilized as a Program EIR.

THEREFORE, BE IT FURTHER RESOLVED that the City Council hereby adopts General Plan Policy No. 4.1.20.5 to read as follows:

"High density residential developments may also be used in in-fill areas where they can be made to be consistent with adjacent properties through the conditional use permit process and conditional zoning. Consistency and compatibility with adjacent properties shall be evaluated based on issues including but not limited to: adjacent zoning, adjacent land use, proposed building mass, and the adequacy of public facilities available to the site."

PASSED AND ADOPTED: July 18, 1994

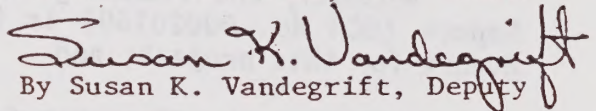
LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 94-104 passed and adopted by the Council of the City of Visalia at a regular meeting held on July 18, 1994.

Dated: July 19, 1994

LESLIE B. CAVIGLIA, CITY CLERK


By Susan K. Vandegrift, Deputy

RESOLUTION NO. 94-24

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF VISALIA TO APPROVE
GENERAL PLAN AMENDMENT NO. 93-16.N,
AMENDMENT TO THE LAND USE ELEMENT MAP DESIGNATION
TO REMOVE THE RESERVE FROM BRP,
FOR PROPERTY LOCATED AT ROAD 80 AND HIGHWAY 198
CITY OF VISALIA - APPLICANT

WHEREAS, General Plan Amendment No. 93-16.N was filed by the City of Visalia to amend the Land Use Element map designation to remove the Reserve from BRP, for property located at Road 80 and Highway 198; APN: 081-020-14, 081-020-30, 081-020-31, 081-020-32, 081-020-36, 081-020-38, 081-020-40, 081-020-41, 081-020-42, 081-020-43, 081-020-44, 081-020-48, 081-020-50, 081-020-58, 081-020-59, 081-020-60 and 081-020-61, City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice held a public hearing before said Commission on January 10, 1994; and

WHEREAS, Initial Study 93-65 was prepared and found that no further mitigation measures would be required for this project, and the Planning Commission finds that the Environmental Impact Report (SCH No. 90020160) is being used as a Program Environmental Impact Report for this project; and

NOW, THEREFORE, BE IT RESOLVED that Initial Study 93-65 was prepared and found that no further mitigation measures would be required for this project, and the Planning Commission finds that the Environmental Impact Report (SCH No. 90020160) is being used as a Program Environmental Impact Report for this project; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the proposed General Plan amendments based on the following specific findings and based on the evidence presented:

1. That said amendment to remove the Reserve designation from General Plan Policy No. 3.6.3-1 is consistent with the goals and objectives of the General Plan.

General Plan Policy No. 3.6.3.1

"Plaza Drive north of SH 198 in conjunction with limited, high quality highway commercial uses.
{Reserve}"

2. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and that Land Use Element EIR (SCH No. 90020160) may be utilized as program EIR.

3. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effect on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.
4. That the General Plan Amendment would not be injurious to properties in the vicinity, nor detrimental to the public health, safety, or welfare.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7656 of the Ordinance Code of the City of Visalia and based on the above findings.

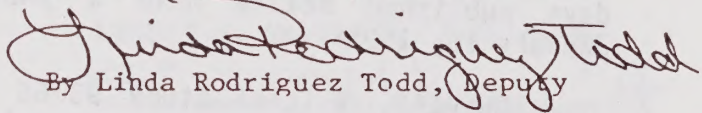
PASSED AND ADOPTED : January 17, 1994 LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 94-24 passed and adopted by the Council of the City of Vialia at a regular meeting held on January 17, 1994.

DATED: January 20, 1994

LESLIE B. CAVIGLIA, CITY CLERK


By Linda Rodriguez Todd, Deputy

RESOLUTION NO. 94-06

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF VISALIA RECOMMENDING APPROVAL
OF GENERAL PLAN AMENDMENT NO. 93-11.G,
AN AMENDMENT TO THE LAND USE ELEMENT LAND USE DESIGNATION
FROM BUSINESS RESEARCH PARK TO SERVICE COMMERCIAL
AND SHOPPING OFFICE TO INCLUDE PROPERTY LOCATED
OUTSIDE THE PROPOSED REDEFINED BOUNDARIES FOR THE
CENTRAL VISALIA BRP, GENERALLY LOCATED
BETWEEN CENTER STREET, BEN MADDOX,
DOUGLAS STREET, AND BURKE STREET
CITY OF VISALIA PLANNING DIVISION

WHEREAS, a General Plan Amendment No. 93-11.G, was filed by City of Visalia Planning Division, an amendment to the Land Use Element Land Use designation from Business Research Park to Service Commercial and Shopping Office to include property located outside the proposed redefined boundaries for the Central Visalia BRP, generally located between Center Street, Ben Maddox, Douglas Street, and Burke Street; Visalia, and

WHEREAS, the Planning Commission of the City of Visalia, after twenty-one (21) days published notice held a public hearing before said Commission on December 13, 1993; and

WHEREAS, the Planning Commission of the City of Visalia finds the amendment in accordance with Section 7656 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, Negative Declaration No. 93-37 was prepared and found that no significant impacts would result from this project, and that no mitigation measures would be required for this project,

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice did hold a public hearing before said Council on January 3, 1994.

NOW, THEREFORE, BE IT RESOLVED that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves the proposed General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7657 of the Ordinance Code of the City of Visalia and based on the evidence presented and the following findings:

1. That the amendment to the General Plan Land Use Designation from "Business Research Park" to "Shopping/Office" and "Service Commercial" is consistent with the goals and objectives of the General Plan.

2. The requested amendment to the land use designation is to provide commercial service and shopping opportunities where, due largely to small parcel sizes and existing development, development of a large scale business research park may not be feasible.
3. That those properties herein described as the Central Visalia Business Research Park are predominately large parcels which would provide opportunities for master planning of a BRP.
4. That this amendment would facilitate development which would be compatible with the surrounding land uses.
5. That the redesignation of approximately 22.8 acres from BRP to Service Commercial and Shopping Office will not create a significant impact regarding employment and subsequent vehicle trip generation.
6. That the 1986 Redevelopment Plan Land Use Map indicated the subject properties for essentially the same land uses as are now proposed. Based on these data, the proposed change is consistent with the East Visalia Redevelopment Plan.
7. That an Initial Study was prepared for this project, consistent with the CEQA, which disclosed that environmental impacts are determined to be not significant and Negative Declaration No. 93-37 is hereby adopted.
8. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effect on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.
9. That the amendment would not be detrimental to the public health, safety, or welfare, nor materially injurious to properties in the vicinity.

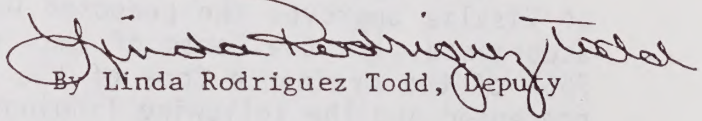
PASSED AND ADOPTED: January 17, 1994 LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 94-06 passed and adopted by the Council of the City of Visalia at a regular meeting held on January 17, 1994.

DATED: January 20, 1994

LESLIE B. CAVIGLIA, CITY CLERK


By Linda Rodriguez Todd, Deputy

RESOLUTION NO. 93-44E

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF VISALIA RECOMMENDING APPROVAL OF
GENERAL PLAN AMENDMENT NO. 92-14.F,
TO CHANGE THE LAND USE ELEMENT OF THE GENERAL PLAN
TO REMOVE THE "RESERVE" DESIGNATION FROM APPROXIMATELY 80 ACRES
DESIGNATED FOR BRP (BUSINESS RESEARCH PARK) RESERVE,
FOR PROPERTY LOCATED NORTH OF
GOSHEN AVENUE, EAST OF SHIRK STREET AT DOE AVENUE,
KEVIN M. GREEN - APPLICANT
QUAD CONSULTANTS - AGENT

WHEREAS, a General Plan amendment application was filed by Quad Consultants, agent, Kevin M. Green, applicant, to remove the "Reserve" designation from approximately 80 acres designated for BRP (Business Research Park) Reserve, located north of Goshen Avenue, east of Shirk Street at Doe Avenue; APN: 077-100-20, Visalia, and

WHEREAS, the Planning Commission of the City of Visalia, after twenty-one (21) days published notice held a public hearing before said Commission on March 8, 1993; and

WHEREAS, Negative Declaration No. 93-09 was prepared and found that no significant impacts would result from this project, and that no mitigation measures would be required for this project,

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines,

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia hereby approves the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7657 of the Ordinance Code of the City of Visalia and based on the evidence presented and the following findings:

1. That the proposal is consistent with the land use designation and intent of the Visalia General Plan for the development of Business Research Park Reserve designated properties.
2. That the development of the site requires master planning, in concept, of the entire BRP area.
3. That removal of the "Reserve" designation from the subject site would not promote "leapfrog" development.

4. That the BRP sites shown for immediate develop meet (non-reserve) have characteristics that are problematic to development.
5. That it is necessary to provide more than one vacant site for Business Research Park designation.

PASSED AND ADOPTED: May 3, 1993

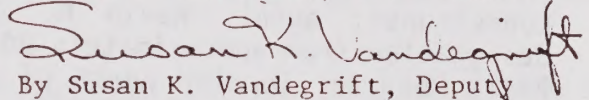
LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 93-44E passed and adopted by the Council of the City of Visalia at a regular meeting held on May 3, 1993.

Dated: May 4, 1993

LESLIE B. CAVIGLIA, CITY CLERK


By Susan K. Vandegrift, Deputy

RESOLUTION NO. 93-44B

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF VISALIA TO APPROVE
GENERAL PLAN AMENDMENT NO. 92-14.K, (A), (B), AND (C),
(A) ADDING LANGUAGE TO LAND USE ELEMENT POLICY NO. 4.1.18;
(B) ADDING LAND USE ELEMENT POLICY NO. 3.5.18;
(C) ADDING LANGUAGE TO LAND USE ELEMENT POLICY NO. 8.1.7,
CITY OF VISALIA - APPLICANT

WHEREAS, a General Plan Amendment No. 92-14.K (a) adding language to Land Use Element Policy No. 4.1.18; (b) adding Land Use Element Policy No. 3.5.18; and (c) adding language to Land Use Element Policy No. 8.1.7, application was filed by the City of Visalia, and

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice held a public hearing before said Commission on March 8, 1993; and

WHEREAS, Initial Study 93-17 was prepared and found that no further mitigation measures would be required for this project, and the Planning Commission finds that the Environmental Impact Report (SCH No. 90020160) is being used as a program Environmental Impact Report for this project, and

WHEREAS, the Planning Commission recommends approval of the amendment based on the evidence and testimony submitted and based on findings that the amendment would assist in meeting the goals and intent of the Land Use Element, and

NOW, THEREFORE, BE IT RESOLVED that Initial Study 93-17 was prepared and found that no further mitigation measures would be required for this project, and the Planning Commission finds that the Environmental Impact Report (SCH No. 90020160) is being used as a program Environmental Impact Report for this project, and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Visalia hereby approves the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7657 of the Ordinance Code of the City of Visalia and based on the evidence presented and the following findings:

1. That the proposed policy amendments and addition are consistent with the intent and objectives of the General Plan Land Use Element.
2. That the proposed policy amendments and addition would assist in meeting the goals and objectives of the General Plan Land Use Element, by providing the means to increase residential densities through the zoning ordinance, and allowing flexibility in the application of zoning designations and commercial extensions.
3. That the proposed amendment would not be detrimental to the public health, safety, or welfare, or materially injurious to the properties in the vicinity.

THEREFORE, BE IT FURTHER RESOLVED that the City Council hereby adopts the policies of the General Plan Land Use Element be amended to read as follows;

(a) Amending Policy No. 4.1.18, to read;

Continue to encourage comprehensively planned Low Density Residential development (up to 21 persons/acre - 2 to 10 dwelling units net acre). Low density developments in excess of 7 units per acre shall only be permitted in the Northeast Specific Plan Area, for selected infill parcels as may be designated by the City Council upon recommendation of the Planning Commission, and in other specific plan areas where standards are established for lot coverage, where it will promote the fulfillment of unmet housing needs for low or moderate income households according to the Housing Element. Usage of duplex or halfplex units shall be encouraged to increase overall densities where they area made to be compatible with the overall residential development.

The Zoning Ordinance shall be amended to permit the use of 5,000 square foot lots, and include development criteria and a review process for them to be integrated with 6,000 square foot lots. The criteria shall include development standards which may include provisions for minimum lot width, setbacks, lot coverage, building mass and other development standards.

The Zoning Ordinance shall be amended to include a definition of "infill parcels" and a process and criteria to permit the use of 5,000 square foot lots on these designated parcels.

(b) Adding new Policy No. 8.1.7, to read;

The Zoning Ordinance and other land development and land use development regulations shall be amended, where necessary, to be in conformance with the goals, objectives, policies and map of the Land Use Element.

The Planning Commission shall interpret the General Plan goals, objectives, policies and land use maps when applying zoning to property to consider issues such as parcel configuration and orientation.

(c) Amending Policy No. 3.5.18, to read;

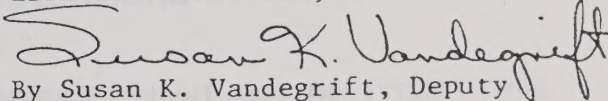
The depth of commercial development along the Mooney Boulevard commercial corridor, Ben Maddox Way (from Tulare to Houston Avenues,) and North Dinuba Boulevard commercial corridor may be extended on a case by case basis if the extension increases the feasibility of commercial development and the proposed action will not create land use conflicts or reduce viability of adjacent residential properties. The Planning Commission shall determine precise boundaries for each zone classification consistent with the goals, objectives and policies of the General Plan.

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 93-44B passed and adopted by the Council of the City of Visalia at a regular meeting held on May 3, 1993.

Dated: May 4, 1993

LESLIE B. CAVIGLIA, CITY CLERK


By Susan K. Vandegrift, Deputy

RESOLUTION 91-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA CERTIFYING THE ENVIRONMENTAL IMPACT REPORT ON THE VISALIA LAND USE ELEMENT UPDATE TO THE VISALIA GENERAL PLAN (AMENDMENT 90-04, STATE CLEARINGHOUSE NO. 90020160 AND MAKING A FINDING OF OVERRIDING CONSIDERATIONS

WHEREAS, the draft Environmental Impact Report on the Project was released on September 4, 1990 for circulation; and,

WHEREAS, pursuant to notice duly given, the Planning Commission held full and fair public hearings on the draft Environmental Impact Report on September 6 and 18, 1990; and,

WHEREAS, the Draft Environmental Impact Report was circulated to the public and reviewed by Trustee, Responsible and other affected Agencies for the reviewed period required by Law; and,

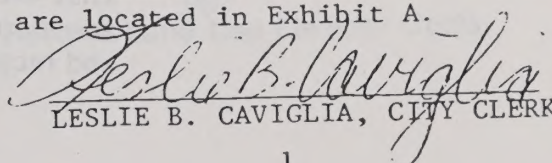
WHEREAS, the Visalia Planning Commission has reviewed and considered the Final Environmental Impact Report prepared on the Visalia land Use Element update to the Visalia General Plan (the "Project"), and has recommended its certification pursuant to Planning Commission Resolution No. 91-51; and

WHEREAS, changes made to the project are within the scope of the Draft and Final EIR with the following modified projected impacts:

1. Land Use. There is a decrease in the amount of commercial acreage. This change is not considered to be significant since as potential oversupply of commercial land existed in the Draft Plan. Relocation of one Community Center has resulted in a 20-acre decrease in public/institutional land uses, which is not considered to be significant. The addition of the square mile of Industrial reserve in the northwest industrial park should be phased as development necessitates and the relocation of Business Research Park uses to the eastern portion of the community may result in a net decrease in the cross-town commuting.
2. Agriculture. Revised LUE policies support phased development based on infill criteria. The potential for additional land use conflicts is small if a Right to Farm Ordinance is adopted.
3. Hydrology and Drainage. The revised Land Use Element incorporates 650 acres of Agricultural land within the UGB, which is projected to have a beneficial impact on ground water recharge since a portion of the water used for irrigated agriculture percolates back to the water table. Infiltration of pesticides will remain a potential problem.

NOTE: On Page 11, item 11, statement of facts section, of Resolution 91-105, it mistakenly refers to Exhibit B. Instead, it should have referred to Exhibit A. The correct documents for this reference are located in Exhibit A.

Dated: June 19, 1992


LESLIE B. CAVIGLIA, CITY CLERK

4. Biological Resources. Retaining agriculture in the West Visalia Specific Plan Area will have a beneficial impact on wildlife in the Plan Area.
5. Traffic and Circulation. Relocation of the northeast community center to the Riggins/Old Dinuba Highway intersection one location was considered in the final EIR. The net affect of this change at the Riggins/Hwy 63 intersection would be to increase commercial acreage by approximately 10 acres, office space by 10 acres, and a 30-acre reduction in area for low density residential uses.

These changes would increase traffic loads in the vicinity of the new community center, while decreasing traffic loads and the former locations. This modification will decrease the level of service at Riggins and Hwy 63 from A to B and increase the level of service at Demaree and Riggins from B to A.

The redistribution of Business Research Park and Service Commercial Uses to the East Visalia area also has reduced the projected employment concentration in the northwest industrial park by approximately 6,400 jobs. This may improve traffic congestion in the northwest area but will not eliminate significant impacts resulting from increased traffic in the Plan Area.

WHEREAS; the City Council has reviewed and considered the Final Environmental Impact Report prepared on the Visalia Land Use Element update to the Visalia General Plan.

WHEREAS; The City Council has reviewed and considered the final EIR prepared on the Land Use Element Update; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Visalia as follows:

1. That full and fair public hearings having been held on the Environmental Impact Report and the City Council having considered all comments received thereon, said Environmental Impact Report is hereby determined to be adequate; and said Environmental Impact Report is hereby incorporated herein by reference.
2. The City Council hereby determines that the Final Environmental Impact Report has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the state and local environmental guidelines and regulations, and that it has been reviewed and considered the information contained therein in connection with the recommended adoption of the proposed Land Use Element update.
3. The City Council hereby finds with respect to the adverse environmental impacts detailed in the Environmental Impact Report:
 - (a) That the adverse environmental impacts associated with the adoption of the Land Use Element update have been considered and recognized by the City Council;

- (b) That comments and responses made during the public hearings of the City Council have been considered and recognized by the City Council and said comments are incorporated into the Final EIR along with written responses;
- (c) That through the inclusion of mitigation measures in the Land Use Element EIR in the Land Use Element Goals, Policies and Objectives, as amended and as indicated in Exhibit A hereto attached, significant environmental effects as identified in the Final EIR, have been eliminated or substantially lessened and that findings pursuant to Section 15091 of the CEQA Guidelines are made.

Mitigation measures not implemented because of lack of feasibility, specifically include the following.

4.2-1 Long-Term Farmland Preservation. This mitigation measure calls for the preservation of prime farmland outside of the proposed Urban Growth Boundary. This issue is of regional importance and significance and its success will depend on a multi-jurisdictional commitment through the Tulare County Association of Governments or a Joint Powers Agreement. It is recommended that this mitigation measure be implemented by the appropriate regional agency with cooperation from the City.

4.6-13 (d) This program to increase the community's awareness of air quality issues should be implemented by the Air Pollution Control District. The City encourages such adoption.

Those impacts addressed and mitigation measures addressing unmitigatable significant environmental effects are as follows:

1. Significant Effects - Land Use

Land use conflicts result when commercial, residential and industrial, airport and railroad uses are located within close proximity to one another. These impacts will occur in east Goshen, Central Visalia and southwest Visalia.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and Implement Revised Land Use Element Goals, Objectives and Policies.

2. Significant Effect - Agricultural Resources

Buildout will cause the loss of approximately 13,000 acres of prime agricultural land.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Increase residential density to result in the need for fewer acres of prime land being lost to urbanization and phase development as indicated in Policy 6.2.3. Implementation of further mitigation measures are beyond the jurisdiction of the City of Visalia.

3. Significant Effects - Traffic/Circulation

Increase in traffic congestion due to increased development.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement mitigation measures in the Final EIR and the Draft Land Use Element Goals, Objectives and Policies.

4. Significant Effects - Noise

Increase in ambient noise levels.

Increase in noise levels adjacent to arterial streets.

Increased noise in the vicinity of commercial and industrial sites.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

The performance standards of the City's Noise Ordinance should be incorporated into the review/approval process for individual projects when such projects involve potential conflicts between commercial/industrial and noise-sensitive uses.

5. Significant Effects - Air Quality

Construction activities cause short-term emissions.

Health risks and degraded air quality resulting from harvesting emissions and agricultural pesticide and defoliant spraying.

Additional traffic volumes exacerbate localized areas of high CO concentration (also known as "hot spots").

Stationary (industry) and mobile (vehicle) sources emit long-term air pollution and exceed state and federal ozone and PM₁₀ standards.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Further significant reductions may be attained through local implementation of the Clean Air Act.

6. Significant Effects - Biological Resources

The conversion of agricultural lands to urban uses will diminish habitats of species associated with agricultural fields, the California jewelweed, Tulare pseudobahia, blackshouldered kites, San Joaquin Kit Fox, native vegetation and remnant Valley Oak woodlands.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

7. Significant Effects - Water Supply and Demand

Increased pumping of the groundwater basin will lead to overdraft conditions.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives and Policies. Further, participate in the commission of ground water safe yield study to determine regional impacts on the locally affected groundwater basin.

8. Significant Effects - Visual Resources

The increase of residential, industrial, commercial and institutional development will impair the aesthetic and visual quality of the area.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

- (d) That any remaining significant effects on the environment, as identified in the Final EIR, are unavoidable as described in the Final EIR and the City Council makes and adopts the following "Statement of Overriding Considerations" pursuant to Section 15093 of the CEQA Guidelines for the identified significant unavoidable effects. The mitigation measures that address these impacts are as follows:

1. Significant Effects - Population/Housing/ Employment

No potentially significant impacts were identified.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft LUE Goals, Objectives, and Policies.

2. Significant Effects - Geological and Seismic

Major property damage or loss of life can occur from ground surface displacement or ground-shaking from potential earthquakes. Major property damage or loss of life can occur from soil erosion.

Statement of Facts:

Design and construct foundations and structures to resist seismic shaking in accordance with current building codes standards and practices. Conform to Uniform Building Code as it applies to earthquake design.

Identify and retrofit seismically unsafe structures.

Design and construct all drainage control structure sand utilities to minimize the potential for failure/breakage.

Comply with grading and flood control ordinances.

3. Significant Effects - Hydrology and Drainage

Development will increase the rate and concentration of surface flow which may erode and flood natural drainage channels. Incorporation will add to the amount of land in floodplain areas.

Increase surface runoff will contaminate water downstream.

Development of agricultural land and open space will reduce groundwater infiltration and recharge rates.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Implement Draft Land Use Element policies and Final EIR mitigation measures.

4. Significant Effects - Wastewater Collection and Treatment

Project growth will exceed the existing wastewater collection system after the year 2000 and exceed capacity of the City treatment plant.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives, and Policies.

5. Significant Effects - Solid Waste Disposal

Future population growth will generate enough refuse to decrease the life span of the Visalia landfill.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives and Policies.

6. Significant Effects - Fire Protection Services

Projected population growth will overburden fire services.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives and Policies.

Annually monitor the need for fire services personnel, as the planning area develops.

7. Significant Effects - Police Protection Services

Doubling the population would substantially increase the demand for law enforcement.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives and Policies.

Annually monitor the need for law enforcement personnel, as the planning area develops.

8. Significant Effects - Parks and Recreation

Continued population increases will exceed existing park system capacity which already operates above intended capacity, especially in the southwest region.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Acquire sufficient park acreage to meet existing demands.

9. Significant Effects - Health Care

Increased health care demand that necessitates expansion of hospital facilities may result in transition periods when medical services lag behind demand.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives and Policies.

The City and the Redevelopment Agency shall continue to work with the Kaweah Delta District Hospital to facilitate the expansion of their downtown facility through cooperative agreements for parking, etc.

10. Significant Effects - Risk of Upset/Hazardous Materials

Increased industrial activities as well as residential development on former agricultural land will expose people to toxic chemicals and hazardous materials.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Update the City's Emergency Operations plan as needed to address additional development and population growth.

Prepare and adopt a Hazardous Waste Management Plan (HWMP). The HWMP shall provide measures which will reduce health and environmental risks associated with exposure to hazardous materials associated with agricultural and industrial land uses.

11. Significant Effects - Schools

Population growth will increase the demand for additional elementary, middle, high school and post-secondary educational facilities.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives and Policies. Further, amend objective 5.3A and policies 5.32 and 5.3.8 as indicated in Exhibit B:
(NOTE CHANGE ON PAGE 1) A

12. Significant Effects - Cultural Resources

Potential destruction of subsurface artifacts from construction activities.

Finding:

Pursuant to required mitigation measures, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Statement of Facts:

Adopt and implement Draft Land Use Element Goals, Objectives and Policies.

- (e) That environmental, economic, social and other considerations and benefits derived by development of the project override the unavoidable environmental risk of the project and make infeasible project alternatives which would eliminate or further

reduce adverse impacts on the displacement of existing residents and businesses. A summary of the comparisons of the project alternatives is listed below and Chapter 9 of the Environmental Impact Report, "Alternatives to the project" is hereby incorporated herein by reference.

1. Alternative A: Existing Conditions

This alternative represents maintenance of existing conditions with no further growth or development within the existing Urban Improvement Boundary. Under this alternative, no in-fill development, or further redevelopment activities involving new development would take place.

Under this alternative, no agricultural land would be converted to urban uses in the UIB, although it is assumed that development could take place within the unincorporated portions of the UIB. There would be some segments of the transportation and circulation system that would operate below the designated Level of Service C if no improvements were installed. .pa Initially, vacancy rates would decrease since no new housing would be built. Housing costs may increase, adversely affecting affordable housing availability. Industry may be limited in ability to expand and some operations may relocate to other areas.

Under this alternative, it is unlikely that sufficient acreage could be acquired and developed for parks to provide the standard acreage of park land for the existing population. With this alternative, the noise environment would generally remain unchanged; there would be no additional impacts to hydrology and drainage facilities; would be the least disruptive to biological resources; water demand would not increase; would not have any significant public service impacts; health care conditions would remain constant; no significant school impacts would occur; and no further impacts would be made to visual or cultural resources.

2. Alternative B: No Project Alternative

This alternative represents the continued growth and development under the existing General Plan Land Use and Urban Boundaries Element. Undeveloped lands within the existing Urban Improvement Boundary would be available for annexation and development, and changes in the UIB would be considered on a case by case basis as is the current practice.

Development as planned in the 1976 General Plan would result in the loss of 713 acres of prime agricultural land. This alternative would increase the

traffic by 33 percent which would cause additional sections of the existing circulation system to fall below LOS C and also result an increase in noise levels. The No Project Alternative would result in a less than significant impact to the housing and employment balance. Water demand with this alternative will increase by approximately 45 percent over existing conditions and no water recharge areas would be established. This alternative is expected to impact fire and police protection, as well as a significant parkland impact. This alternative is not anticipated to result in any significant health care impacts.

3. Alternative C: Downtown Office Concentration

This alternative is similar to the proposed update of the Land Use Element. The types and amount of land uses are the same; however, office uses are focused in the Central Business District and eliminated from the Community Center. The policies regarding Community Centers would be changed to reflect the elimination of office uses.

Under this alternative the concentration of offices in the central business district will increase travel time and distance for employees and customers. Alternative C exacerbates the poor operation of the Downtown street segments and does not improve the operation of the Circulation System. Ambient noise levels in the downtown area and historical area would also be expected to increase. Impacts to public services in the areas of water supply, solid waste disposal, fire and police protection, public utilities would be the same as the proposed project, with the exception of significant impacts on the existing sanitary sewer collection system.

4. Alternative D: West Visalia Specific Plan Overlay

This alternative essentially represents, with some modifications, the revised project. It contains the same land use mix as the original proposed land use element update, however the land use map is modified to include the land uses of the existing West Visalia Specific Plan. The main difference between this alternative and the Draft LUE is that Alternative D would maintain large portions of the plan area in agricultural use.

Using the proposed West Visalia Specific Plan would result in reducing the loss of prime farmlands by 11 percent, although the benefits may be short-lived. There are improvements in the operation of the street system on the west side of the City and a degradation

near the center and on the east side of the City. Impacts to the population, employment, and housing issues would not change significantly from those in the Draft Land Use Plan. Land designated for parks would be the same as the proposed project. Health care impacts, school impacts, visual resources and cultural resources are the same or similar to the proposed project.

5. Environmentally Superior Alternative

This Environmentally Superior Alternative consists of the Goals, Objectives and Policies enumerated in the Draft LUE, plus the mitigation measures contained in EIR. The Draft LUE Map shows added Reserve designation on Industrial north of Riggins and the Business Research Parks in West Visalia.

Comparison of Land Use Element Alternatives

The Draft Land Use Element and Alternatives C and D will result in similar levels of significant unavoidable impacts to air quality, agricultural lands and biological resources. Other secondary impact areas will require extensive programs to mitigate to less-than-significant levels.

The mitigation of traffic impacts (and associated air quality impacts) for the Draft Land Use Element and Alternatives C and D will require the revision of the 1989 Circulation Element including the requirement that a program of traffic monitoring and performance standards be put into place. A system of groundwater recharge basins within the Urban Area Boundary will be required to prevent potential water quality and quantity degradation. Extension of services and upgrading and expansion of facilities to provide water and wastewater collection and treatment will also be necessary. Strong land use controls, exercised through the Land Use Element policies and implementing ordinances will be required to prevent land use imbalance between commercial/industrial land uses and residential land uses and to mitigate land use incompatibilities. A program of agricultural land preservation measures must be initiated with the cooperation of other local agencies and communities in order to partially mitigate loss of agricultural lands.

The Downtown Office Alternative (C), will result in additional air quality impacts in the form of one additional CO hot spots. The major drawback of this alternative is that the additional traffic congestion in the Central Business District will exceed the capacity of the street system and the increased vehicle miles traveled as a result of the location of substantial portions of office space in the Central Business district.

The West Visalia Specific Plan Overlay Alternative (D) would result in some savings in agricultural land of approximately (1,338 acres or 11 percent), but would have 158 acres less of conservation lands, which provide better opportunities for habitat enhancement, than does the Draft Land Use Element. This alternative would also result in the increase in the local jobs/housing balance within each quadrant of the community, effectively increasing the number of job opportunities by 6,400 in east Visalia. Since agricultural areas do not require urban services, there is no reason for these areas to be included within the urban boundaries of the City, where the role is to provide urban services.

Benefits accrued to agricultural lands with this alternative may be short-lived. The status of the West Visalia Specific Plan area as a strictly agricultural area is undergoing change at this time due to encroachment of rural residential development taking place in the County.

Continued demands for rural residential land may result in the area developing under County General Plan and zoning regulations regardless of whether it is included within Visalia's Urban Growth Boundary. Additionally, the agricultural operations that remain will be enclosed on three sides by urban uses.

The Draft Land Use Element and the West Visalia Specific Plan Overlay Alternatives are roughly equivalent with regard to all other impact areas; however, enhancement of the identified San Joaquin Kit Fox habitat by land use changes to conservation or regional parks under the Draft Land Use Element would be beneficial and be in compliance with Tulare County policy.

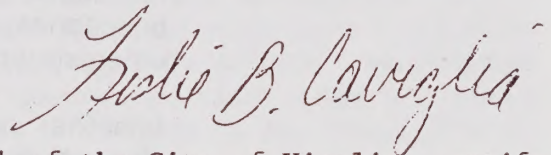
A regional park would provide a more suitable habitat for the Kit Fox, and the conservation areas designated near SR 198 provide an opportunity for creation of additional habitat and/or urban forest areas. Due to the opportunities provided for conservation and habitat enhancement and the potential for land use incompatibility between urban and agricultural uses in the West Visalia Specific Plan Area, it is concluded that the Environmentally Superior Alternative is the Draft Land Use Element as mitigated.

This Environmentally Superior Alternative consists of the Goals, Objectives, and Policies enumerated in the Draft Land Use Element, plus the mitigation measures contained in Final EIR.

BE IT FURTHER RESOLVED that the City Council determines that the Final Environmental Impact Report is adequate and complete and so certifies it.

PASSED AND ADOPTED: September 3, 1991 **LESLIE B. CAVIGLIA, CITY CLERK**

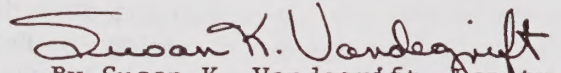
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)



I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 91-105 passed and adopted by the Council of the City of Visalia at a regular meeting held on September 3, 1991.

Dated: September 4, 1991

LESLIE B. CAVIGLIA, CITY CLERK



By Susan K. Vandegrift, Deputy

RESOLUTION NO. 91-106

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF VISALIA RECOMMENDING ADOPTION OF
AMENDMENT NO. 90-04 RELATING TO THE LAND USE ELEMENT
OF THE GENERAL PLAN AND RECOMMENDING CERTAIN POLICY
AND MAP CHANGES THERETO

WHEREAS, an amendment application was initiated by the Council of the City of Visalia (City Council) in accordance with Section 7651 of the Visalia Zoning Regulations to consider amending the land use designation for various areas under the City's Land Use Element of the General Plan; and

WHEREAS, the draft Land Use Element of the General Plan text and map was first circulated in March 1990 with amendments released in August 1990; and

WHEREAS, the draft Environmental Impact Report (SCN 90020160) on the project was prepared as appropriate, given full public review notice and released on September 4, 1990 for circulation as required under the California Environmental Quality Act (CEQA); and

WHEREAS, a Final Environmental Impact Report was prepared pursuant to CEQA and reviewed by the Planning Commission prior to approval its recommendation; and,

WHEREAS, the revised policies and map integrate the mitigation measures indicated in the Final Environmental Impact Report to the extent feasible; and

WHEREAS, the Visalia City Council gave due notice and held full and fair public hearings on the draft Land Use Element in 1990 on November 1, 7, 13, and on the draft Land Use Element and the Draft Environmental Impact Report on August 28, 1991;

WHEREAS, the City Council after conducting said public hearings, has considered all comments received on the draft Land Use Element and the Final EIR; and

WHEREAS, the City Council reviewed and considered all comments received on the Environmental Impact Report and the Council considered the Final Environmental Impact Report in its entirety, adding all feasible mitigation measures to the draft Land Use Element.

WHEREAS, the City Council recognizes the potential environmental impacts associated with Amendment No. 90-04 and have made a finding of overriding considerations in Resolution No. 91-105; and

WHEREAS, the City Council of the City of Visalia did recommend certain policy and map changes as a result of said City Council public hearings and study sessions; and

WHEREAS, the City Council did refer such changes to the Planning Commission for consideration prior to adoption of Amendment No. 90-04 pursuant to Section 65356 of the California Government Code; and

WHEREAS, the Planning Commission of the City did consider such changes after a properly noticed public hearing on July 23, 1991; and

WHEREAS, the City Council has determined that the proposed amendments to the Land Use Element to the General Plan are appropriate as amended and will contribute to the orderly and planned growth of the community as indicated under the individual text and map herein incorporated by reference; and

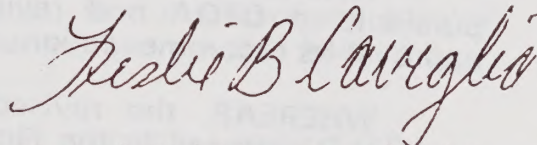
NOW, THEREFORE, BE IT RESOLVED, that the City Council adopts the modified Goals, Objectives and policies for Amendment No. 90-04 as indicated in Exhibit "A" hereto attached; and

BE IT FURTHER RESOLVED, that the City Council adopts Amendment 90-04 in its entirety as recommended by the Planning Commission in Planning Commission Resolution 91-52 with the policies as indicated in Exhibit "A" and further map amendments indicated in Exhibit "B" hereto attached.

PASSED AND ADOPTED: September 3, 1991

LESLIE B. CAVILGIA, CITY CLERK

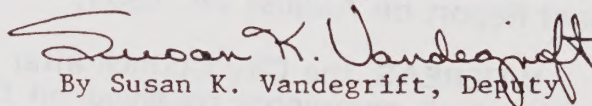
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)



I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution No. 91-106 passed and adopted by the Council of the City of Visalia at a regular meeting held on September 3, 1991.

Dated: September 4, 1991

LESLIE B. CAVIGLIA, CITY CLERK



By Susan K. Vandegrift, Deputy

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